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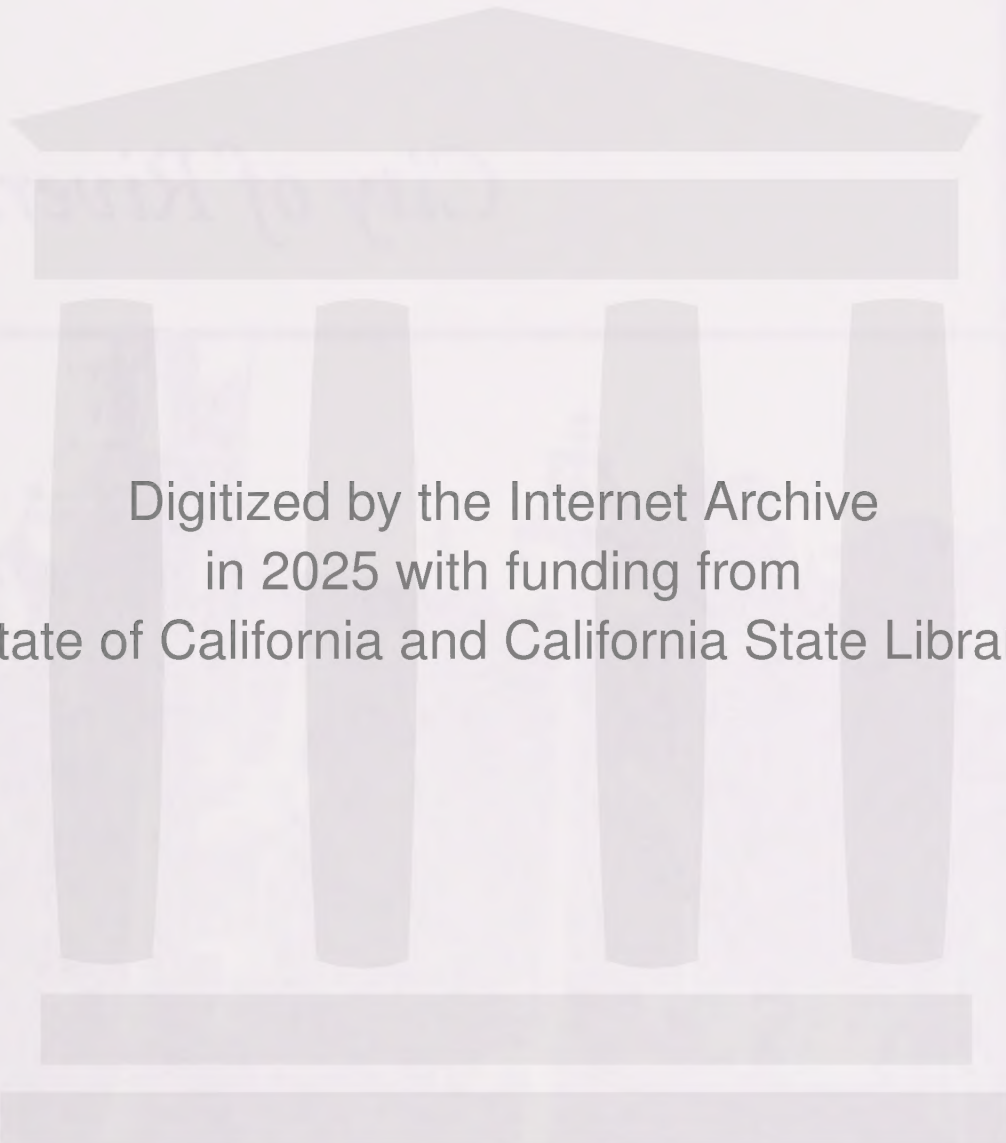


GENERAL PLAN APPENDICES

City of Riverside



GENERAL PLAN APPENDICES



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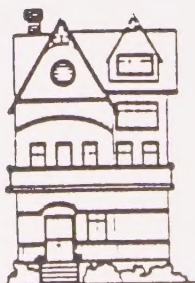
HOUSING ELEMENT

1. 1989 Housing Element
2. 1992 Housing Element Update

RIVERSIDE GENERAL PLAN



HOUSING ELEMENT
ADOPTED JUNE 20, 1989
RESOLUTION #17172



City of Riverside

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Ab Brown

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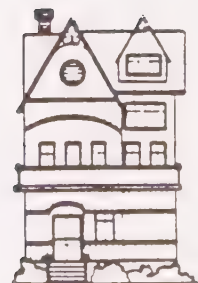
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INTRODUCTION



CHAPTER 1: INTRODUCTION

The State Legislature has declared in State planning law that "...the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The Legislature has further determined that local governments "have a responsibility...to make adequate provision for the housing needs of all economic segments of the community." The Housing Element is the instrument by which local governments demonstrate compliance with these legislative intents.

The current City of Riverside Housing Element, as approved by the City Council in June of 1984, was prepared in conformance with State housing law (Government Code Sections 65580-65589) and presents an assessment of housing needs within the City based on existing and projected housing, population, and market characteristics. It further defines the City's overall housing goal and establishes a housing program to serve as a basis for meeting existing and anticipated housing needs and facilitate attainment of the City's overall goal.

State housing law requires that each local jurisdiction review its Housing Element to evaluate: 1) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; 2) the effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and 3) the progress of the City in implementation of the Housing Element. State law mandates that this review be undertaken "as frequently as appropriate", but not less than every five years.

While the 1989 update of the City's Housing Element is intended to fulfill the above-noted updating requirements, it also serves to incorporate revisions to State housing law that have been instituted since approval of the 1984 Housing Element. Most notably this document recognizes the homeless as a group with special housing needs, and incorporates the identification of emergency shelter and transitional housing opportunities into the housing program. It also serves to provide updated housing information where possible to the general public, realtors, investors, and homebuilders, and to discuss alternative solutions for housing related problems in the City of Riverside. It should be noted that the value of this document in providing new information is somewhat limited due to the lack of new demographic and detailed population data since the 1980 Census.

THE HOUSING
PROBLEM



CHAPTER 2: THE HOUSING PROBLEM

INTRODUCTION

"The Housing Problem" presents an assessment of housing needs within the City of Riverside and establishes the foundation for the goals of the housing program. Existing and projected housing, population, and housing market characteristics for the City are identified and analyzed. The purpose of this analysis is to assure the adequate provision of a variety of types of housing throughout the City for all economic segments of the community, including the City's share of the regional housing need. Finally, constraints to the development, maintenance and improvement of housing and opportunities for energy conservation are discussed as they relate to the provision and cost of housing.

EXISTING AND PROJECTED SETTING

EXISTING SETTING

Housing and Population Characteristics

The following discussion is based on 1980 U.S. Census data as contained in Appendix 1 except where updated information is available. Boundaries of the various communities as discussed below are identified in Figure 1.

Population

The City of Riverside's population as of January 1, 1989 was estimated at 211,000 by the City's Planning Department based on a January 1, 1988 estimated population of 206,026 by the State Department of Finance. The 1989 estimate represents a 23.7% population increase over the 1980 Census figure of 170,591. Total population from the 1940 decennial census to the 1989 Riverside Planning Department population projection is shown below in Table 1.

Table 1

City of Riverside Population 1940 - 1989

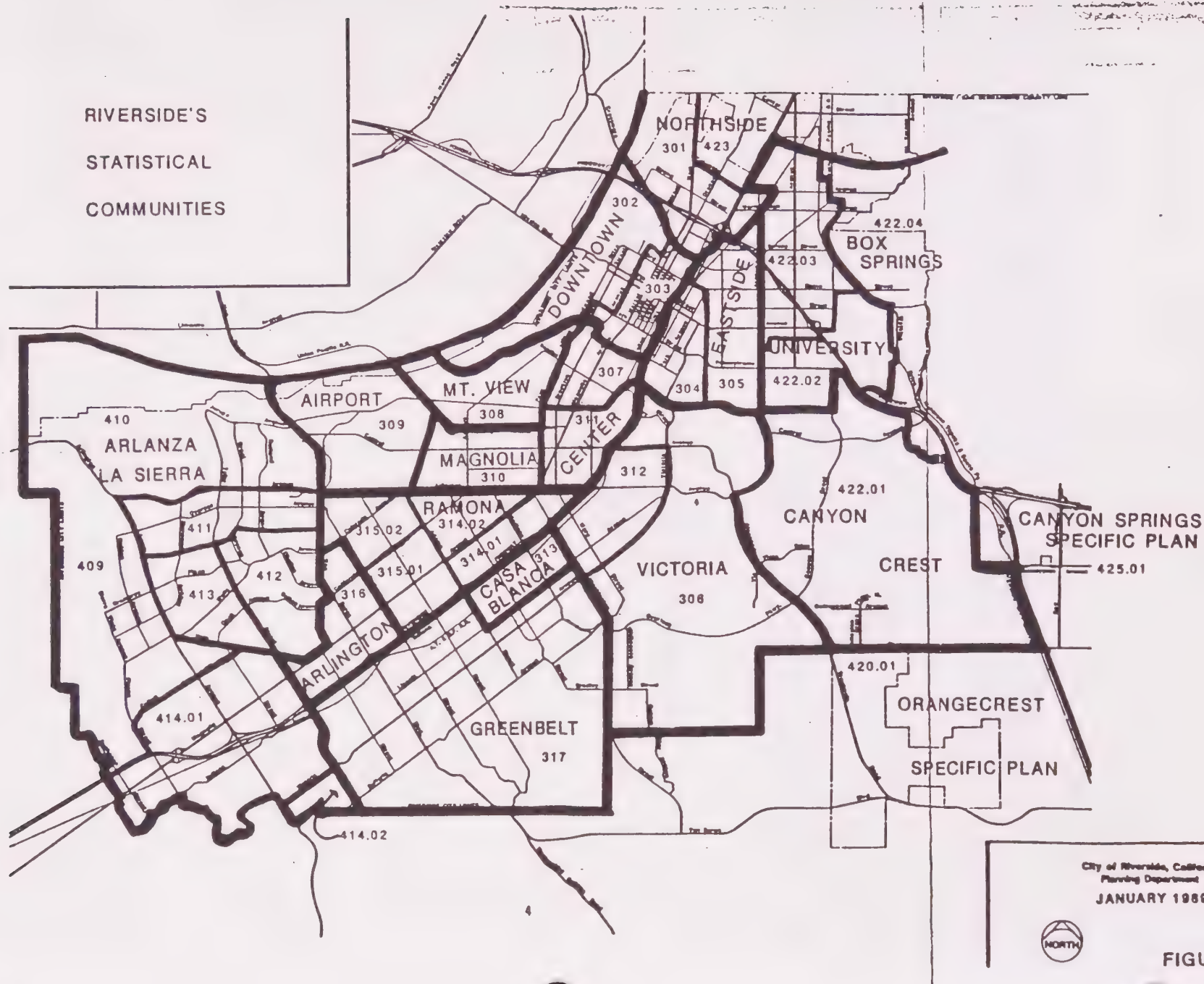
| <u>Year</u> | <u>Population</u> | <u>% Increase</u> |
|-------------|-------------------|-------------------|
| 1940 | 34,696 | - |
| 1950 | 46,764 | 34.8 |
| 1960 | 84,332 | 80.3 |
| 1970 | 140,089 | 66.1 |
| 1980 | 170,591 | 21.8 |
| 1989* | 211,000 | 23.7 |

Sources: U.S. Census

*City Planning Department projection

Prior to 1960, population growth in Riverside was primarily attributable to natural increase and in-migration. During the 1960's, however, a large portion of population growth was attributable to the annexations of the University, Arlanza and La Sierra regions. Annexation of these properties resulted in an increase of approximately 30,000 persons to the population of Riverside.

RIVERSIDE'S
STATISTICAL
COMMUNITIES



City of Riverside, California
Planning Department
JANUARY 1989



FIGURE 1

During the 1970's, population growth due to annexation amounted to an insignificant total of 75 persons, and the overall growth rate dropped dramatically, from 66.1% to 21.8%. Population growth experienced for the period 1980-1989 totals 40,409, representing a 23.7% increase over the 1980 population of 170,591. This increase is comparable to the growth experienced during the 1970's, and is characterized by the same factors, namely a strong in-migration component, steady birth rate and limited population growth due to annexation. While annexation activity in the period 1980-89 has had little direct effect on population totals (approximately 220 persons in annexed lands), development of newly annexed vacant lands could be expected to significantly impact future population totals within the next five years. This is more fully discussed under "Housing Market Characteristics" (see page 12).

While no detailed new population data by community for the City of Riverside has been compiled since the 1980 Census, a review of finalized building permit records indicates that the Arlanza/La Sierra community experienced the greatest amount of residential building activity for both single and multiple family residential construction since 1984. The University and Ramona communities experienced a great deal of activity relative to multiple family construction, while single family construction activity was high in the Victoria and Canyon Crest communities. The total number of finalized building permits by community per year between 1984 and 1988 is shown in Table 2 on the following page.

Riverside's ethnic composition has changed somewhat since 1970. Non-minority whites accounted for 73.6% of the City's population in 1980 in contrast to 80.3% in 1970. Hispanics comprised 16.1% of the 1980 population in comparison to 12.7% in 1970. The proportion of blacks in Riverside increased from 5.2% in 1970 to 6.7% in 1980. Similarly, the proportion of all other ethnic minorities increased from 1.8% to 3.6%.

Although a majority of the City's communities had race distributions similar to that of the City as a whole, there were evident areas of concentration. The Casa Blanca, Airport, and Eastside communities showed higher percentages of minority population while the Victoria, Mountain View, and Ramona communities reflected higher than average percentages of non-minority white population.

Data from the 1980 Census indicates a growing proportion of older persons in Riverside's population. During the period between 1970 and 1980, the median age in Riverside rose from 26.2 to 27.9 years. Analysis of detailed age data reveals several significant deviations from the citywide age distribution as follows:

1. The Downtown and Magnolia Center communities contained a higher percentage of persons over the age of 65;
2. The University Community contained a higher percentage of population between the ages of 15 and 24 years;
3. The Victoria and Canyon Crest communities included more people between the ages of 45 and 64; and
4. A higher proportion of the population within the Airport Community was between the ages of 5 and 14.

Table 2

Finalized Building Permits by Community and Type (1984-1988)

| | <u>1984</u> | <u>1985</u> | <u>1986</u> | <u>1987</u> | <u>1988</u> | <u>Total</u> |
|-------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| <u>Community</u> | s/m* | s/m | s/m | s/m | s/m | s/m |
| Arlanza/La Sierra | 410/535 | 609/448 | 437/430 | 426/895 | 282/171 | 2164/2479 |
| University | 4/0 | 0/882 | 16/778 | 30/207 | 1/12 | 51/1879 |
| Ramona | 2/0 | 2/483 | 0/268 | 0/128 | 19/134 | 23/1013 |
| Victoria | 43/0 | 113/30 | 101/6 | 182/26 | 199/18 | 638/80 |
| Canyon Crest | 7/0 | 57/264 | 175/59 | 118/38 | 240/26 | 597/387 |
| Greenbelt | 100/0 | 7/21 | 26/24 | 36/0 | 67/0 | 236/45 |
| Mountain View | 3/22 | 40/4 | 52/2 | 17/0 | 36/0 | 148/28 |
| Northside | 2/0 | 1/2 | 8/52 | 72/1 | 31/0 | 114/55 |
| Arlington | 9/0 | 5/2 | 2/29 | 4/10 | 1/86 | 21/127 |
| Downtown | 1/8 | 1/0 | 0/100 | 2/0 | 5/0 | 9/108 |
| Eastside | 3/8 | 20/6 | 12/0 | 10/1 | 19/0 | 64/15 |
| Magnolia Center | 4/0 | 1/62 | 11/0 | 1/0 | 4/0 | 21/62 |
| Airport | 1/0 | 14/0 | 23/0 | 0/0 | 8/0 | 46/0 |
| Box Springs | 6/0 | 2/0 | 18/0 | 0/0 | 2/0 | 28/0 |
| Casa Blanca | 6/0 | 9/0 | 6/0 | 5/0 | 2/0 | 28/0 |
| Orangethrest | 0/0 | 0/0 | 0/0 | 0/0 | 81/0 | 81/0 |
| Citywide | 601/573 | 881/2204 | 887/1748 | 903/1306 | 997/447 | 4269/6278 |

s/m*: finalized single family permits/finalized multiple family permits

Source: City of Riverside Building Department Records

Household Characteristics

The number of households within the City of Riverside as of January 1, 1989 is estimated at 73,702 by the City's Planning Department. This represents a 21% increase from the 1980 U.S. Census figure of 60,876 households. This number also exceeds the projections contained in the 1983 Regional Housing Assessment Model (RHAM) published by the Southern California Association of Governments (SCAG). The 1983 RHAM projected an increase of 7,300 households over the period of 1984-1989, for a total of 68,897 households. The actual number of new households added between 1984 and 1989 totals 12,826.

The 21% increase in the number of households between 1980 and 1989 closely corresponds to the 23.7% increase in population over the same period. This represents a major departure from the 1970-1980 period when the population increased by 21.8%, but the number of households increased by 38.6%. These figures were indicative of an increase in the formation of one- and two-person households during the 1970's. Accordingly, the average household size dropped from 3.1 in 1970 to 2.8 in 1980. Since 1980, the average household size has remained at approximately 2.8, and population growth has slightly exceeded the rate of new household formation.

The remainder of Riverside's population not living in households is classified as living within group quarters. The total number of persons living in group quarters as of 1988 is reported by the State Department of Finance to total 3,487, as compared to 3,463 in 1980.

The median household income for the City as reported in the 1980 Census was approximately \$17,900. Since the 1980 Census, no new income data for the City of Riverside has been collected. However, the State Department of Finance compiles income data for the Riverside-San Bernardino Standard Metropolitan Statistical Area (SMSA) on a yearly basis. Based upon an extrapolation using 1980 Census data in conjunction with 1988 Department of Finance figures, the 1988 median household income for the City of Riverside is estimated at \$27,900.

Community level income data from the 1980 Census revealed that the Downtown, University, Eastside and Casa Blanca communities had more lower income households than citywide, while the Canyon Crest, Box Springs, Victoria and Greenbelt communities contained a greater percentage of higher income households.

Employment data from the 1980 Census placed the number of people in the work force at 74,607. Growth in the workforce population between 1970 and 1980 increased at a greater rate than the number of households over the same period, indicating an increase in the number of households with more than one working member.

The 1980 workforce composition by industry was characterized by over 80% of the workforce being employed in the fields of professional services, manufacture, retail trade, public administration, finance and construction, in decreasing order of percent of workforce employed. From 1970 to 1980, the percentage of the workforce employed by the private sector increased from 66% to 70%. Data correlating place of residence to place of work indicated an increasing proportion of the resident workforce employed outside of the City in 1980.

In keeping with higher income characteristics of the Box Springs, Canyon Crest and Victoria communities, higher than citywide average proportions of the population in these areas were found to be employed in the field of professional services in 1980. The University Community also showed a significantly higher percentage of professional services employees, which could be expected due to the nature of employment opportunities generated by the University. The Box Springs and University communities exhibited a much higher percentage of workers employed by the State and Federal governments. This may be attributed to the proximity of these communities to the University of California and March Air Force Base. The Arlanza/La Sierra Community housed a much higher percentage of resident workers employed outside the City. This most likely reflects the comparatively lower housing costs in this area which is readily accessible to the job rich Orange County area, where housing costs are significantly higher.

Housing Characteristics

The number of housing units as of January 1, 1989 in Riverside is estimated by the City's Planning Department at 77,038. This represents an increase of approximately 20.1% over the 1980 Census total housing unit figure of 64,165. Of these units, approximately 66% are single family dwellings, 31% multiple family dwellings and 3% mobilehomes. These figures indicate a trend toward a lower percentage of single family residences and a concomitant increase in multiple family units. As shown in Table 3, this trend was established through the 1970's and continues today.

Table 3

City of Riverside - Housing Stock by Unit Type

| <u>Year</u> | <u>Single Family(%)</u> | <u>Multiple Family (%)</u> | <u>Mobilehome(%)</u> |
|-------------|-------------------------|----------------------------|----------------------|
| 1970 | 79 | 20 | 1 |
| 1980 | 72 | 25 | 3 |
| 1988 | 66 | 31 | 3 |

Sources: U.S. Census
State Department of Finance

1980 Census data indicated that the Airport, Box Springs, Casa Blanca, Greenbelt, Mountain View and Victoria communities contain a higher percentage of single family houses than the citywide average, while the Downtown, University and Canyon Crest areas contain higher proportions of multiple family units. Review of building permit data over the period 1980-89 would generally support these observations, although the Canyon Crest area is experiencing a surge in single family residential development.

State Department of Finance figures as of January 1, 1988 place the overall housing vacancy rate in the City of Riverside at 4.33%. The Federal Home Loan Bank of San Francisco further broke down vacancy rates by single and multiple family residential use types for 1987. The vacancy rate was reported at 3% for detached single family residential units, and approximately 8.3% for multiple family residential units. These rates exceed the ideal vacancy rates of 2% for single family residences and 5% for multiple family residences as determined by the Southern California Association of Governments (SCAG) in preparation of the 1988 Regional Housing Needs Assessment. They also exceed figures of 2.0% for single family residences and 5.9% for multiple family units as reported in the 1980 Census.

The 1980 Census reported a median value of \$68,000 for owner occupied non-condominium units, a 250% increase over the 1970 median value of \$19,600. The median values for the Canyon Crest and Victoria communities were substantially higher than the citywide median while substantially lower values were reported for the Northside, Eastside and Casa Blanca areas. The average sales price for a new residence within the City is estimated at \$126,550 as of August, 1988.

For renter occupied units, the 1980 Census reported a citywide median rent of \$249. This constituted an increase of approximately 144% over the 1970 median rent of \$102. Median rents in the Box Springs, Canyon Crest and Victoria communities were substantially higher than the citywide median. Rents substantially lower than the citywide median were tabulated for the Downtown, Eastside and Casa Blanca communities. Rental housing costs have also increased substantially, averaging \$430 for 1-bedroom units and \$535 for 2-bedroom units in June, 1988.

The 1988 Regional Housing Needs Assessment (RHNA) published by SCAG identifies the number of low income households paying over 30% of their income for shelter, where low income households are defined as those having incomes of less than 80% of the Riverside County median household income. Of the estimated 26,179 low income households within the City of Riverside, approximately 51% (13,489) are identified as overpaying for shelter, meaning that they pay more than 30% of their income for housing. Renter households comprise approximately 76% of all overpaying households, while the remainder are owner-occupied.

Data on the age of the housing stock is frequently used to gauge housing condition, particularly as an indication of potential deterioration. Serious deterioration can be expected to occur in housing units between 30 and 40 years of age if maintenance and repair have not been attended on a regular basis. Approximately 21% of the City's housing stock is currently between 30 and 40 years old. The City's 1988-1991 Housing Assistance Plan identifies a total of 4,860 housing units, or 6.4% of the total housing stock, as substandard. Of this total, 3,498 units are identified as suitable for rehabilitation (see discussion on page 29).

Overcrowding is another indication of substandard housing. The 1980 Census identified 5.3% (3,229) of all households as overcrowded (having more than one person per room). This represented a drop in overcrowded households from the 1970 percentage of 6.6%. The 1980 Census data also indicated a higher proportion of overcrowded households in the Eastside and Casa Blanca communities as compared to citywide figures.

Special Needs Groups

The disabled represent a group with special housing needs. Inaccessible housing design is frequently encountered, limiting housing options for these individuals. No recent information has been collected regarding disabled individuals in the City of Riverside. However, extrapolating data from the 1978 Special Census, it is estimated that 10,318 households, or 14% of all 1989 households, include a disabled person with special housing needs.

The elderly represent another special needs group. The 1980 Census placed the percentage of the population 65 years of age and older at 8.8%. Other age and income data have been used to identify the number of elderly persons below the poverty threshold. As of 1980, 7% of all elderly persons were identified as below the poverty threshold. This represents a significant decrease from 1970, when 18% of the elderly population was identified as below the poverty level. Figures from the Eastside, Box Springs, Airport, Casa Blanca and Greenbelt communities indicated higher proportions of elderly persons below the poverty level than citywide figures.

Data similar to that discussed above for the elderly population was recorded for female headed families as part of the 1980 Census. The Census revealed a slight increase in the percentage of female headed families relative to all families from 11.6% in 1970 to 14.6% of all families in 1980. However, a slight decrease in the percentage of female headed families below the poverty level was tabulated, decreasing from 31.0% to 29.7%. Higher proportions of female headed families were found in the Downtown, Eastside, University and Casa Blanca areas. All of these areas, with the exception of University, also displayed higher than citywide average percentages below the poverty level.

For the purposes of this report, large families are defined as having five or more persons per household while small families consist of four or fewer persons per household. These definitions are consistent with those issued by the Department of Housing and Urban Development for use in preparation of the Housing Assistance Plan. As expected, considering the decrease in average household size, the proportion of large families relative to total households decreased from 20% in 1970 to 13% in 1980 with a corresponding increase in the number of small families from 80% in 1970 to 87% in 1980. Census data from 1980 indicated that in comparison to the citywide distribution, the Airport and Casa Blanca communities were characterized by higher percentages of large families while the Downtown and University areas housed higher percentages of small families.

There are four colleges and universities in Riverside that have associated student populations with special housing needs. The institutions are:

1. Riverside Community College, a State of California junior college located in the Downtown Community. Approximately 16,460 students were enrolled for the 1988 fall semester. However, in keeping with the intent of the community college system to serve local needs, a vast majority of those enrolled are typically part-time students who reside within the community, or younger people still living with parents;
2. The University of California at Riverside, one of nine campuses comprising the University of California system, located in the University Community. Approximately 7,100 students were enrolled for fall quarter of 1988. On-campus housing consists of 1,260 spaces in two Residence Halls, 269 units in married student housing, 243 units in Bannockburn, a University owned apartment complex, and 72 units in University Plaza, an off-campus apartment complex recently purchased by the University. In addition, the University has reached agreement with another off-campus apartment complex to house approximately 170 students. This results in on-campus or University affiliated housing for approximately 2,300 students;
3. California Baptist College, a private four year college located in the Ramona Community. Enrollment for fall 1988 was estimated at approximately 660 students. On-campus housing consists of 96 apartment units for married students, 240 spaces for female students and 186 spaces for male students; and
4. Loma Linda University - La Sierra Campus, a private facility owned and operated by the Seventh Day Adventist Church, situated within the Arlanza/La Sierra Community. Approximately 2,200 students were enrolled at this campus for fall of 1988. On-campus housing can accommodate approximately 1,200 students. School regulations require that students under 23 years of age live on campus or with their parents or legal guardian.

The homeless represent another group increasingly recognized as having special housing needs. While it is generally agreed that the incidence of homelessness is increasing, accurate data on this population is not readily available. The Riverside County Department of Community Action is the lead agency in countywide efforts to develop a comprehensive homeless assistance plan. This Department estimates the 1988 countywide homeless population to total 3,000, with an estimated 500 homeless individuals residing within the City of Riverside, 36% of whom are minors.

Housing Market Characteristics

Land Available for Residential Development

A comprehensive study of existing land uses within the City of Riverside was conducted as part of a 1980 land use inventory prepared for use in 208 areawide water quality planning for the Upper Santa Ana River Basin. This survey, conducted by a private consultant team under contract to the Riverside County Planning Department, determined existing land uses for the City of Riverside based upon aerial photographs flown in 1980 and verified through field observations in 1981. The results of this survey are presented in Table 4. This survey indicated that over 40% percent of the total acreage within the City of Riverside at that time (approximately 20,000 acres) was uncommitted to physical development. For the purposes of this study, uncommitted was defined as lands either vacant or devoted to agricultural uses. Although every community within the City contained some uncommitted land, the vast majority of this land was situated within the Arlanza/La Sierra, Box Springs, Canyon Crest, Greenbelt, University and Victoria communities.

Since this survey was completed, approximately 3,100 acres of primarily uncommitted land have been annexed to the City of Riverside. Approximately 1700 acres of this total are planned for residential development. In addition, planning for the future development of large tracts of uncommitted lands via the specific planning process has also been undertaken since the 1984 Housing Element was prepared.

Approved Specific Plans within the City of Riverside are listed and briefly described below (see Figure 2 for project locations).

- 1) Orangecrest Specific Plan - multi-use project encompassing approximately 1510 acres, including 1190 acres planned for residential purposes to accommodate approximately 4500 units. This property was annexed to the City in 1986.
- 2) Mission Grove Specific Plan - multi-use plan incorporating approximately 640 acres, 230 acres of which are intended for residential uses. Approximately 1100 units are planned in this project, which was annexed to the City in 1985.
- 3) Lusk Highlander Specific Plan - a 410 acre specific plan with approximately 380 acres of residentially designated lands planned to accommodate approximately 1715 dwelling units. A 60 acre portion of this site was annexed to the City in 1986.
- 4) Sycamore Canyon and Sycamore Canyon Business Park Specific Plans - multi-use project involving approximately 2990 acres, of which approximately 590 acres are planned for residential development. The project is expected to accommodate approximately 3,000 dwelling units.
- 5) Hunter Industrial Park Specific Plan - industrial specific plan involving 1200 acres with no proposed residential development. Approximately 225 acres of the project site were annexed to the City in 1986.
- 6) Canyon Springs Specific Plan - a 310 acre commercial and office-oriented project with no residential component. This property was annexed to the City in 1984.

Table 4

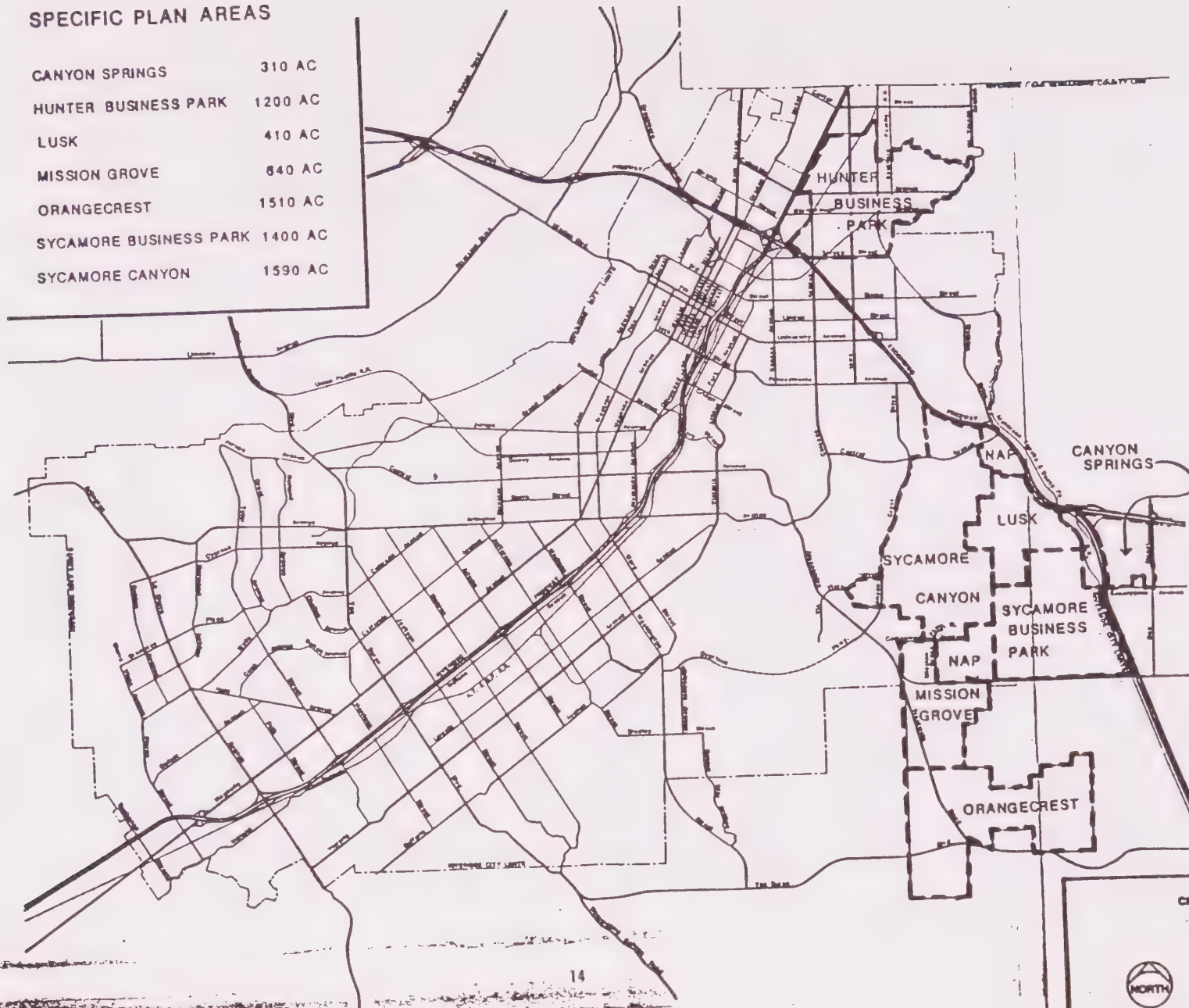
City of Riverside Land Use-1980

| <u>Land Use</u> | <u>Acres</u> | <u>% Total Acreage</u> |
|---|--------------|------------------------|
| <u>COMMITTED</u> | | |
| Residential | | |
| Single-family | 11,700.8 | 25.3 |
| Large-lot | 2,906.7 | 6.3 |
| Multiple-family | 1,018.0 | 2.2 |
| Mobile home and trailer park | 205.3 | 0.4 |
| Rural residential | 261.6 | 0.6 |
| Total Residential | 16,092.4 | 34.8 |
| Commercial | | |
| Regional and general commercial | 1,369.0 | 3.0 |
| Commercial strip | 467.0 | 1.0 |
| Neighborhood shopping center | 79.9 | 0.2 |
| Total Commercial | 1,915.9 | 4.2 |
| Industrial | | |
| Light industry | 1,216.6 | 2.6 |
| Heavy industry | 0.0 | 0.0 |
| Total Industrial | 1,216.6 | 2.6 |
| Other | | |
| Public and Institutional | 502.5 | 1.1 |
| Schools | 2,629.6 | 5.7 |
| Greenspace-irrigated | 1,186.4 | 2.5 |
| Recreation-non-irrigated | 1,324.9 | 2.9 |
| Transportation/communication | 649.0 | 1.4 |
| Utilities | 320.8 | 0.7 |
| Military | 0.0 | 0.0 |
| Water | 366.4 | 0.8 |
| Total Other | 6,979.6 | 15.1 |
| Total Committed | 26,204.5 | 56.7 |
| <u>UNCOMMITTED</u> | | |
| Vacant | | |
| Vacant - slope under 24% | 12,191.2 | 26.4 |
| Vacant - slope over 24% | 1,385.8 | 3.0 |
| Vacant with improvements | 442.2 | 0.9 |
| Total Vacant | 14,019.2 | 30.3 |
| Agriculture | | |
| Pasture, field crops - irrigated | 703.5 | 1.5 |
| Row and truck crops, grain and seed - irrigated | 152.6 | 0.3 |
| Orchards - irrigated | 4,156.9 | 9.0 |
| Vineyard | 9.5 | 0.0 |
| Dairy and feed lot | 51.0 | 0.1 |
| Poultry operations | 9.5 | 0.0 |
| Other agriculture | 845.7 | 1.9 |
| Total Agriculture | 5,928.7 | 12.8 |
| Extractive | 90.3 | 0.2 |
| Total Uncommitted | 20,038.2 | 43.3 |
| Total Acreage | 46,242.7 | 100.0 |

Source: Riverside County Land Use Update and Forecast, Riverside County Planning Department, August 1981.

SPECIFIC PLAN AREAS

| | |
|------------------------|---------|
| CANYON SPRINGS | 310 AC |
| HUNTER BUSINESS PARK | 1200 AC |
| LUSK | 410 AC |
| MISSION GROVE | 840 AC |
| ORANGECREST | 1510 AC |
| SYCAMORE BUSINESS PARK | 1400 AC |
| SYCAMORE CANYON | 1590 AC |



City of Riverside, California
Planning Department
JANUARY 1989



FIGURE 2

In addition to these areas planned for development under specific plans, approximately 5200 acres within the Greenbelt community and 640 acres in the Arlanza/La Sierra community fall under the agricultural provisions of Proposition R and Measure C (see discussion under "Growth Management" page 41) and can be considered available only for large lot residential development. Furthermore, an additional approximately 4500 acres primarily located in the Canyon Crest, University and Arlanza/La Sierra communities fall under the slope/density provisions of Proposition R and thus are available only for relatively large lot residential development. Figure 3 indicates areas affected by Proposition R.

The above-mentioned specific plan areas, when combined with Proposition R and Measure C lands, represent a significant percentage of all uncommitted lands within the City of Riverside. However, development of these properties will provide a wide range of housing types that will allow projected housing needs in Riverside to be met for years to come. In addition to these large tracts of land, there is some amount of uncommitted or underutilized residentially zoned land remaining within each community in the City available for residential development within the next five years. Much of this land is found in the Arlanza/La Sierra, Box Springs, University, and Victoria communities.

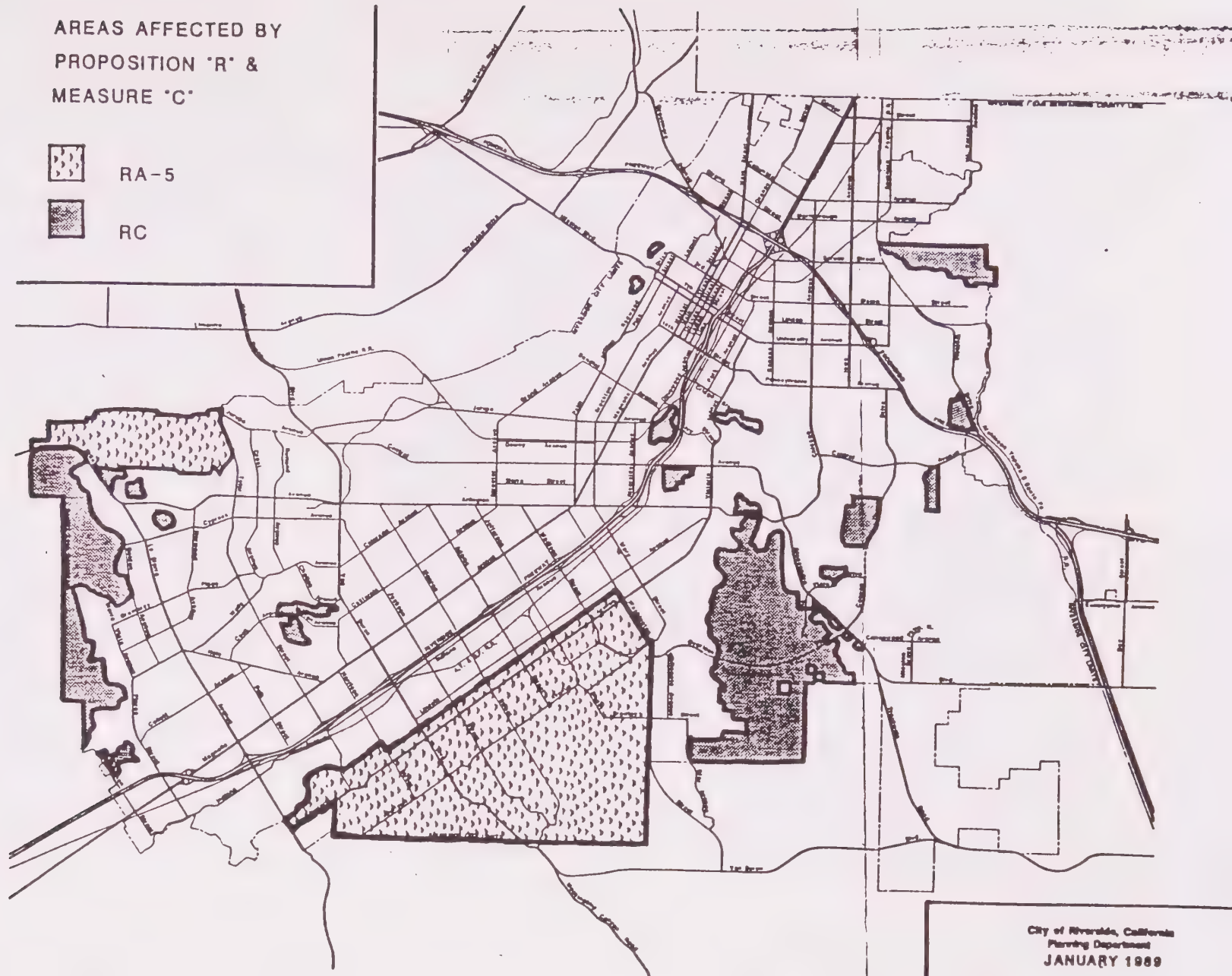
The residential zones found within the City of Riverside permit densities ranging from 0.2 to 28 units per acre with most land zoned for development in the range of four to six units per acre. Outlying vacant lands in the foothills of the Arlanza/La Sierra, Box Springs, Canyon Crest and Victoria communities are typically zoned for lower densities. Areas permitting higher density residential development are concentrated in the University, Eastside and Arlanza/La Sierra communities as well as along several major transportation corridors in other communities. Most areas of the City are currently developed with full urban infrastructure necessary for residential development with the exception of the outlying specific plan and annexed areas, where services are usually extended as necessary at the expense of individual project developers.

Development Trends

Residential construction in the early 1970's occurred at a fairly consistent rate. The number of single-family residential building permits finalized averaged around 500 per year whereas the number of permits finalized for multiple-family units averaged around 1,200 units until 1974. Beginning in 1976, the number of building permits finalized for single-family units increased dramatically. This unprecedented surge was partially a national phenomenon resulting from improved economic conditions, but primarily arose from changing local and regional conditions, including a decline in availability of inexpensive land for new residential construction in Orange and Los Angeles Counties and improved freeway linkages from Riverside to the Los Angeles and Orange County metropolitan areas. Because demand for new residential development in the Los Angeles and Orange County housing markets has remained high while the supply of available land has diminished, residential land and new home prices in Los Angeles and Orange Counties have risen dramatically. At the same time, housing costs within the City of Riverside have remained low in comparison. The resulting price differential has been sufficient to attract buyers from the Los Angeles/Orange County metropolitan housing market area who are willing to trade off increased commuting time and expense for lower cost housing. This spillover residential demand was primarily responsible for the housing boom in Riverside in the mid to late 1970's.

RA-5

RC



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FIGURE 3

Limitations on building resulting from restrictions on the number of sewer connections and building permits issued beginning in the late 1970's (see "Growth Management," Page 41) resulted in decreased figures for finalized building permits in the City of Riverside in the early 1980's. However, this did not affect the continuing regional housing boom; rather, activity shifted to unincorporated areas of Riverside County, such as Moreno Valley which has since incorporated, located southeasterly of Riverside.

Revised sewer allocation policies, discussed under "Growth Management", were adopted in the early 1980's by the City. These policies, combined with unabated regional demand and a stable economy, led to an increase in housing units through the mid 1980's. As shown in Figure 4, the number of finalized single family units has increased steadily, although still remaining below levels reached in the late 1970's. Finalized multiple family permits peaked in 1985 at levels previously approached in 1978.

In evaluating future development trends, it appears that the strong demand for housing in the Riverside-San Bernardino region will continue despite increasing costs, and that high levels of building activity will continue, particularly for single family units.

Housing Cost

Between 1960 and 1970 the median price of an existing single-family home in Riverside increased 38% from \$14,200 to \$19,600. By 1980 the median price as reported by the U.S. Census had risen 247% over 1970 prices to \$68,000. This sharp increase followed a national trend of rapidly rising housing costs, except that in Southern California price increases were even more dramatic. Southern California Association of Governments studies indicate that from 1970 to 1980 housing prices increased more than twofold for the country as a whole, more than threefold for the State; and more than fourfold for Southern California. In comparison, existing housing prices for the City increased about three and one-half times.

Since 1980 housing costs have continued to rise dramatically, both statewide and in the City of Riverside. The median cost of a new home in Riverside as of August, 1988 is estimated at approximately \$126,550, a 50% increase over the 1983 median price. The statewide median price in June, 1988 was reported at \$167,428, up 18.1% from the previous year.

Although rental costs have not increased as dramatically as the cost of buying a home, they have nevertheless risen substantially. In 1970 the median rent in Riverside was \$102 per month. The 1980 Census reported a citywide median rent of \$249 per month. Table 5 below indicates changes in rental costs between 1983 and 1988. This table indicates rent increases ranging from 27% for 2 bedroom single family units to 79% for 1 bedroom apartments.

CITY OF RIVERSIDE ANNUAL FINALIZED BUILDING PERMITS

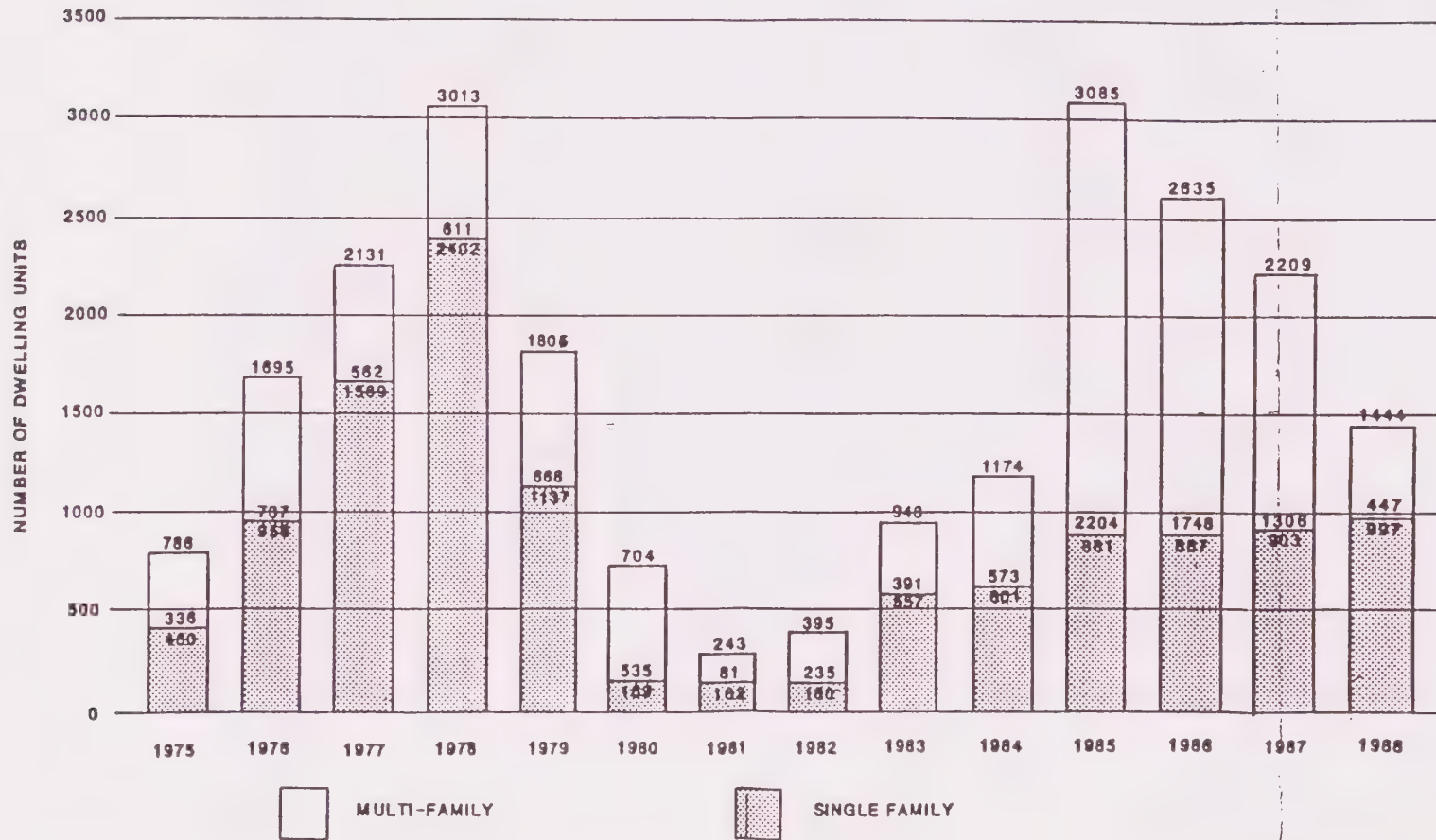


Table 5

Cost of Rental Housing

| | <u>1988</u> | <u>1983</u> |
|------------------------------|-------------|-------------|
| Multiple Family Units | | |
| 1 bedroom | \$430 | \$240 |
| 2 bedroom | \$535 | \$325 |
| Single Family Units | | |
| 2 bedroom | \$570 | \$450 |
| 3 bedroom | \$855 | \$510 |
| 4 bedroom | \$925 | \$560 |

Sources: Press Enterprise Sunday Edition September 18 - October 7, 1988
University of California Riverside, Rental Guide - June, 1988

Mobile Homes

Traditionally, local governments were reluctant to allow mobile home development for a number of reasons. Typical mobile home developments in the 1950's were aesthetically unattractive and not well planned. Mobile homes historically had not been subject to property taxes and instead had been registered and taxed as vehicles by the State Department of Motor Vehicles.

Mobile homes are no longer classified as vehicles. They are now considered as transportable structures and are subject to property taxation, thereby eliminating a major reason for reluctance shown by many jurisdictions to zone for mobile homes. State legislation now requires that localities make provisions for the placement of mobile homes on permanent foundations on individual single family zoned lots. State legislation (SB 2827) approved in 1988 deleted provisions of State law which formerly allowed local jurisdictions to restrict mobile homes to specific residential zones. In effect, this legislation requires jurisdictions to permit mobile homes in all residential zones. It does allow localities to impose development standards requiring mobile homes on single family lots to meet the same site development and design standards as conventional housing within the same zone. The City of Riverside in 1981 adopted an ordinance which established provisions for the placement of mobile homes on permanent foundations in several residential zones, including the the RA, R-1, R-2 and R-3 Zones. The RR Zone which was created after this date also accommodates mobile homes. As of August, 1988, building permits for fewer than 20 mobile homes on single family lots, located primarily in the Arlanza/La Sierra community, have been finalized. The City is currently in the process of reviewing the Zoning Ordinance to incorporate provisions of SB 2827 as necessary.

One important characteristic associated with mobile homes or manufactured housing is its relative affordability. Data from the California Manufactured Housing Institute indicates that substantially lower construction costs exist for manufactured housing when compared to conventional site built residences.

Loss of Existing Rentals

In the absence of sufficient construction of new multi-family units, the conversion of existing rental apartments to condominiums for sale as ownership units may reduce the stock of existing apartment buildings in the rental market, leading to a demand for rental housing greater than the supply. This results in rising rents for remaining rental buildings forcing some tenants to leave the community and others to pay a disproportionately high share of their income for rent. This may result in increased support for local rent control programs which may in turn prompt an even greater number of apartment building owners to convert to condominiums in order to avoid such controls.

Condominium conversions can be beneficial by providing ownership housing in lower price ranges and enabling some households priced out of the conventional single-family home and new condominium markets to buy dwellings and enjoy tax and equity benefits. However, at the same time the lowest income tenants generally cannot afford the down payment and increased monthly mortgage payments required to remain in a converted unit. Therefore, these households must find affordable housing elsewhere. In some cases, however, it may be possible that the income tax advantages of real estate ownership (e.g., property tax and interest deductions, equity buildup, etc.) may off-set the increased expenses of down payments and mortgage payments in excess of rental costs.

Condominium conversions could result in building rehabilitation through mortgage lender requirements and an increased level of maintenance after sale through the operations of the homeowner's association. Countering these positive results is the possibility that inadequate rehabilitation prior to sale would leave the homeowner's association with prohibitively expensive repair and maintenance costs, thus, resulting in a run-down building. Such a condition might tend to lower the overall quality of the neighborhood.

In some instances, large scale speculative buying of condominiums created by apartment conversions has increased prices beyond the affordability range of many households, thus limiting homeownership opportunities. Such a situation might lead to increased rents and attendant problems associated with absentee ownership.

For the most part, it appears that the positive and negative aspects of condominium conversions tend to cancel each other out except for the negative aspect of tenant displacement. Such displacement is particularly unfortunate in the case of the elderly, the handicapped and lower income households.

On May 27, 1980, the Riverside City Council adopted Ordinance 4799 which serves to regulate the conversion of existing rentals to condominiums. The new ordinance requires that in order to convert rentals to condominiums, an applicant must obtain a condominium conversion permit (CCP) from the City and secure approval of an implementing subdivision map. The major thrust of obtaining the CCP is to: (1) maximize the generation of information for use by the City about the physical characteristics of the property; (2) provide advance notice to tenants of the possible conversion; (3) evaluate the suitability of the property for conversion based on a series of guidelines of desirable features; (4) assure provision of funds necessary to provide for maintenance of the condominiums for a reasonable

time following conversion; and (5) assist in the relocation of renters choosing not to purchase the condominiums being created. Additionally, the ordinance acts to protect the supply of existing rentals by limiting the rate of condominium conversions to a number not to exceed the number of new rental units constructed after July 1, 1980 within defined statistical areas. Figure 5 illustrates the boundaries of the City's condominium conversion statistical areas.

Condominium conversions have had virtually no impact on the existing stock of available rental housing in the City of Riverside during the 1980's. Since 1983 only one condominium conversion permit has been filed, involving 112 units. This permit expired in 1987 prior to finalization.

Discrimination

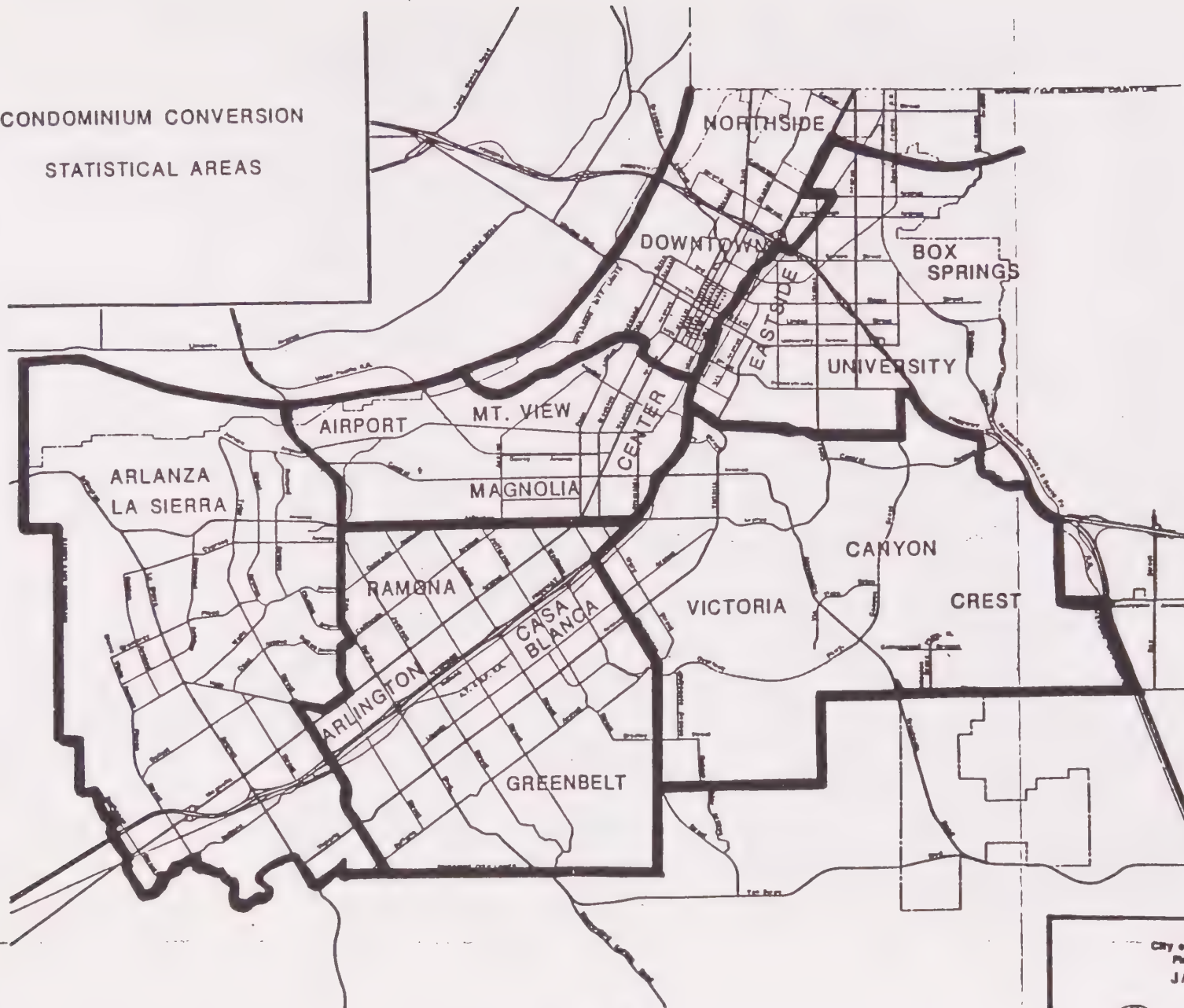
As a characteristic of the housing market, discrimination may often present a barrier to providing an adequate choice of housing for all groups. Discrimination, which may be defined as prejudicial treatment applied categorically and not on the merit of the individual, may take many forms. Most forms of housing discrimination are a violation of state and federal laws, which prohibit discrimination against homeseekers for reasons of race, religion, national origin, ancestry, color, sex or marital status. Some of the types of discrimination encountered are refusal to rent or sell, inflated rents, higher prices, excessive deposits, unreasonable occupancy standards, limited choice among available units, and poor maintenance and repair. Redlining is also a form of discrimination wherein home improvement and mortgage loans are not made available by a lending institution in lower-income or minority neighborhoods. (See page 23)

The target populations subject to discrimination are not limited to racial and ethnic minorities but include recipients of welfare and public assistance, those with children, young unmarried persons, and the handicapped.

Presently the City of Riverside contracts with the Riverside County Housing Authority to operate a Fair Housing Program for residents of Riverside. The program consists primarily of enforcement, education and training to promote the furtherance of fair housing opportunities. During the period of July 1, 1987 to June 30, 1988, assistance primarily in the form of counseling, landlord-tenant mediation and discrimination complaint investigation was provided to 1360 City residents. Twenty-three discrimination cases were referred to either the State Fair Employment and Housing Department or federal Department of Housing and Urban Development.

Other major components of the Fair Housing Program include research and public education. The Housing Authority in April, 1988 conducted a study to ascertain the scope of discrimination against families with children. The results of the study indicate that discrimination against this group does occur, due primarily to ignorance of existing regulations on the part of apartment managers and owners, not as a result of intentional bias. In response, workshops were held for property managers and owners to discuss current practices and inform them of applicable state and federal law. Overall, 48 direct outreach and public presentations were undertaken in 1987-1988 to further public awareness regarding housing discrimination issues. April, 1988 was designated as Fair Housing Month by the

CONDOMINIUM CONVERSION
STATISTICAL AREAS



City of Riverside, California
Planning Department
JANUARY 1989



FIGURE 5

City Council in the spirit of furthering public knowledge regarding discrimination issues. In addition, community involvement in fair housing is facilitated by the creation of a Fair Housing Task Force, with members representing the public and private sectors, as well as community and civil rights organizations. The purpose of this countywide committee is to identify housing needs and develop fair housing strategies.

Redlining

Redlining involves the use of varying criteria for home financing based upon geographical differences. Otherwise referred to as neighborhood disinvestment, redlining practices include outright refusals by a lending institution to approve home purchase and rehabilitation loans, making loan conditions stricter (e.g., higher down payment, higher interest rates, higher closing cost), and appraising property below market value or with more rigid standards than used on comparable property in other neighborhoods. Where redlining has been practiced in the past, it has usually been in older, declining neighborhoods with high minority concentrations.

Redlining results in deterioration of neighborhoods, real estate speculation and housing abandonment. Generally affected are minorities and low income persons in general.

Despite the fact that redlining is now illegal by virtue of numerous legislative acts at both the state and federal levels, this practice is still reported across the country. The Community Reinvestment Act (CRA) was passed by Congress in 1977 to help eliminate redlining. The CRA establishes a Congressional mandate that private, federally-chartered lending institutions must serve the convenience and credit needs of their surrounding communities. While the enforcement and sanction provisions of the CRA are relatively weak, it does provide for public disclosure of a lender's performance in meeting community credit needs through requirements for an annual CRA statement.

Although there is no evidence of redlining in Riverside, it is important that local jurisdictions at a minimum routinely review local lenders CRA statements annually to insure that such practices do not occur. Where redlining practices are discovered, a sanction available and suggested for use by SCAG in the Regional Housing Element is the deposit of municipal funds in local lending institutions contingent upon acceptable loan performance in older, declining neighborhoods. In the City of Riverside, these neighborhoods would include the Community Development Block Grant (CDBG) Target Areas.

PROJECTED SETTING

The City of Riverside is a member organization of the Southern California Association of Governments (SCAG), an area-wide council of governments involved in regional planning issues related to growth, environmental quality, energy, economic development, transportation, population, and housing. The SCAG region, comprised of Ventura, Los Angeles, Orange, Riverside, San Bernardino, and Imperial Counties, is one of the largest and fastest growing regions in the country. Population in this region now exceeds over 13 million, and is projected to increase by an additional 5 million by 2010.

In order to plan for this future growth, SCAG is currently in the process of preparing a Growth Management Plan (GMP) covering the period of 1988 through 2010. The GMP, presently in draft form, serves as an overall framework for defining growth within the SCAG region. Among the objectives of the GMP are to "develop strategies to guide job, housing and infrastructure development and ensure patterns of growth least disruptive of the environment and regional resources", and to "develop strategies for the attainment of the region's future "optimal" urban form and density patterns". The GMP further includes policies based on these objectives, and overall growth projections which are based on these policies. The housing needs for the City as determined by SCAG ultimately reflect the goals, objectives and policies included in the GMP.

SCAG has also prepared three additional plans related to the GMP, namely the adopted Regional Housing Needs Assessment (RHNA), the draft Regional Mobility Plan (RMP) and the draft Air Quality Management Plan (AQMP). These plans have been developed within the overall framework established in the GMP in order to be consistent with and assist in implementation of the GMP. Due to the dynamic interaction between growth, employment, housing, transportation and air quality, these various plans are by necessity linked, and policies established in any one of these plans will have consequences for implementation of all the remaining plans.

This dynamic interaction is illustrated in the issue of jobs/housing balance. The SCAG region is characterized by a jobs/housing imbalance, whereby major employment sources have located in the urban areas of Los Angeles and Orange counties, while housing growth has rapidly expanded in the outlying areas of Riverside and San Bernardino counties. This results in lengthened commuting time, increased air pollution and congested roadways, all factors which lead to a degradation of the overall quality of life in the region. In recognition of this concern, the GMP includes objectives that encourage the redistribution of jobs and housing to improve the overall jobs/housing balance. These objectives affect transportation policies included in the Regional Mobility Plan. The jobs/housing balance policy is further translated into adjustments to population and employment forecasts that reflect reduced commuting needs. These in turn serve to reduce traffic congestion, as well as to advance air quality goals. The distribution of housing as called out in the Regional Housing Needs Assessment (RHNA) further reflects the goals and policies of the GMP. The City of Riverside and other jurisdictions, by utilizing the numbers from the RHNA in preparing local housing elements, indirectly assist in the implementation of GMP.

The following is a brief summary of future projections from the draft GMP for the City of Riverside as related to population, employment and housing. These projections are shown in Table 6 below.

Table 6

City of Riverside Growth Projections

| | <u>1984</u> | <u>1989</u> | <u>2010</u> | <u>Increase 1984-2010</u> | <u>% Increase 1984-2010</u> | <u>Annual % Increase</u> |
|---------------|-------------|-------------|-------------|-------------------------------|---------------------------------|------------------------------|
| Population | 179,707 | 211,000 | 274,432 | 94,725 | 52.7 | 2.0 |
| Housing Units | 66,074 | 77,970 | 109,169 | 43,095 | 65.2 | 2.5 |
| Employment | 80,682 | 90,758 | 133,079 | 52,397 | 64.9 | 2.5 |

Source: SCAG Draft Growth Management Plan

Population

The draft GMP projects a population of 274,432 for the City of Riverside by 2010, a 52% percent increase over the 1984 population of 179,707. The estimated population for the City of Riverside as of 1989 is 211,000. This represents 33% of the total population gain expected between 1984 and 2010 in less than 20% of the planning period. As such, population growth would have to occur at a slower rate than the growth experienced between 1984 and 1989 in order to conform with the projections for 2010.

According to SCAG, Riverside was the fastest growing County in the SCAG region between 1970 and 1984, with an annual population growth rate of 4.6%. This slightly exceeds the 4.5% growth rate of San Bernardino County, and far surpasses growth rates for the other counties within the SCAG region, which range from 1% to 2.5%. SCAG further projects that Riverside County will continue as the fastest growing county in the region with a yearly growth rate of 6.2%, adding 1.2 million people between 1984 and 2010.

Housing

The GMP forecasts the addition of 43,095 housing units in the City of Riverside between 1984 and 2010, increasing the total number of housing units in the City to 109,169. Assuming a population of 274,432, a housing stock of 109,169, and a vacancy rate of 5%, the 2010 average household size can be estimated at 2.65 persons per household as compared to the existing 1988 average household size of 2.8.

A five year projection of housing needs based on the GMP was published by SCAG in the 1988 Regional Housing Needs Assessment (RHNA). The housing need for the City of Riverside between 1989 and 1994 as determined in the RHNA is 8,219 units. This would result in a 1994 housing stock of 86,189 units. Projections from the RHNA are more fully discussed in "Existing and Projected Housing Needs" (page 27).

Employment

As previously discussed, the draft GMP projections are based upon a scenario with an improved jobs/housing balance relative to that which currently exists throughout the SCAG region. Riverside County is considered a housing rich/jobs poor jurisdiction. As a result, SCAG forecasts an increase in employment of 52,397 within the City of Riverside between 1984 and 2010, which represents a 65% increase over the 1984 total of 80,682. This results in a total Citywide employment of 133,079 by 2010. This exceeds the projected population growth rate over the same period, and is comparable to the housing growth rate (see Table 6). Under this scenario, SCAG projects approximately 9,000 more new jobs than new housing units over this period.

EXISTING AND PROJECTED HOUSING NEEDS

INTRODUCTION

The previous sections of this report have described the existing and projected settings for population, housing and employment in Riverside. Based upon those settings, this section will analyze and discuss housing needs as related to: 1) adequate supply of physically sound housing; 2) overpaying; 3) overcrowding; and 4) special needs. In addition, this section will include a discussion of distribution of housing needs to provide for a regional balance of households by income category (Impaction Avoidance).

ADEQUATE SUPPLY OF PHYSICALLY SOUND HOUSING

In order to provide an adequate supply of physically sound housing for existing and future City residents, it will be necessary to: 1) quantitatively define projected housing needs; 2) ensure that adequate land resources and services will be available to accommodate necessary new construction; and 3) ensure a supply of physically sound housing by recycling a portion of the housing stock through rehabilitation or reconstruction.

Quantified Housing Needs

Housing needs for the City have been analyzed by the Southern California Association of Governments (SCAG) and the results have been published in the 1988 Regional Housing Needs Assessment for Southern California (RHNA).

The 1988 RHNA projects a need for 8,219 additional housing units within the City of Riverside for the 5 year period between July, 1989 and July, 1994. This figure, when added to the existing housing stock of 75,176 (Department of Finance estimate, January 1, 1988) and the SCAG-estimated figure of 2800 units for the January 1988 - July, 1989 "gap period", results in a projected need for a total housing stock of 86,189 units by July, 1994.

The distribution of units by income is provided below in Table 7.

Table 7

Quantified Housing Supply Needs by Income 1989-94

| <u>Total</u> | <u>Very Low Income</u> | <u>Low Income</u> | <u>Moderate Income</u> | <u>High Income</u> |
|--------------|------------------------|-------------------|------------------------|--------------------|
| 8219 | 1347 | 1721 | 1448 | 3703 |

Source: 1988 Regional Housing Needs Assessment

As shown in Table 7 the RHNA identifies the need for 3,068 new dwelling units for Very Low and Low Income households over the period 1989-1994. Very Low Income is defined as earning less than 50% of the county median household income, while Low Income is defined as earning from 50% to less than 80% of the county median income. Moderate income is defined as earning between 80 and 120% of the county median, while high income exceeds 120% of the county median income. The county median household income as estimated by the Department of Finance in January 1988 is \$30,300.

While the 1988 RHNA identifies a need for 8,219 new housing units between 1989 and 1994, it projects that the number of households will increase by 8,730, resulting in 511 more new households than housing units over this period. This disparity is due to existing vacancy rates, which exceed the ideal vacancy rate of 3.01% as determined by SCAG. The existing overall vacancy rate reported by SCAG for 1988 was 4.5%. Thus the City's overall housing unit needs have been adjusted downward to account for adsorption of this excess vacancy rate.

Land Resources

The ability to provide the estimated number of additional housing units is to a large degree dependent upon the availability of construction sites. It is also necessary to estimate the quantity of land required to meet future housing needs. The RHNA indicates that 8,219 additional units will be required by 1994. The quantity of land needed to satisfy projected needs can be estimated assuming the same ratio between single and multiple family residential development for new construction as that presently existing citywide (69% single family to 31% multiple family), and typical development standards of 4 units per acre for single family and 20 units per acre for multiple family development. Using these figures, it is estimated that 1,418 acres of single family zoned and 127 acres of multiple family zoned lands would be required to meet the projected 1989-1994 housing needs.

The stock of existing vacant lands in the City as identified in the 1981 land use inventory, when considered in conjunction with newly annexed and specific plan areas appears to provide more than an adequate supply of residentially planned and zoned land to meet the anticipated 5 year need.

It should be noted that higher density development may be permitted on land zoned for single family uses under a Planned Residential Development (PRD) permit. Relative density increases of from 18% to 50%, depending upon the underlying zoning, are permitted for PRD's in the R-1-130, R-1-125, R-1-100, R-1-80 and R-1-65 zones. Additional density bonuses of up to 10% may be granted for PRD's with excellent design and location characteristics.

Services

Provision of an adequate supply of dwelling units may also be contingent upon the availability of services, including sewer, water, electricity, roads, parks and schools. In Riverside, roads, water and electrical services are generally available and development fees are collected to provide park and school facilities. The primary service-related constraint is sewer treatment capacity.

The City's long term solution to wastewater treatment constraints involves expansion of the existing Water Quality Control Plant. A phased expansion to increase treatment capacity at this facility from 32 to 48 million gallons per day (MGD), is currently undergoing environmental review. In the interim, wastewater treatment constraints in Riverside have been eased with the recent purchase of additional sewage treatment capacity in the Santa Ana Regional Intercept (SARI) line. The City has purchased 2 MGD of capacity, with the option to purchase an additional 3 MGD.

While this additional capacity increases the flexibility of the City in allocating sewer hookups, the City has instituted a sewer allocation program in the context of a growth management policy which is discussed under "Growth Management", page 41. It establishes that the number of sewer allocations available be set at 2.5% of the total housing stock existing as of December 31 of the previous year, with additional connections made available for redevelopment areas and recently annexed areas. Continued adherence to this system should result in the availability of approximately 10,000 sewer connection between 1989 and 1994. This total is more than adequate to meet the anticipated housing needs as established in the RHNA.

Housing Condition

In order to provide a decent home and suitable living environment for all households, it is necessary that the physical condition of the existing housing stock also be taken into consideration. In so doing, it is apparent that a number of seriously substandard units will need to be demolished and replaced and that a greater number will need to be rehabilitated.

Substandard housing is defined as deteriorating or dilapidated housing needing more repair than would be provided in the course of regular maintenance and/or does not provide safe and adequate shelter and/or violates one or more significant aspects of the Uniform Housing Code. Dilapidated units are those which are so seriously substandard that removal is considered necessary, while deteriorating units are considered capable of being repaired. The distinction between these two types of substandard housing is one of economic expediency. A structure is considered suitable for rehabilitation if it is economically feasible to do so. While there is no defined standard of "economic feasibility", repair is generally not economically justifiable if costs of such amount to more than 50% of the structure's value prior to rehabilitation.

The City's Housing Assistance Plan (HAP) is one source of updated information regarding substandard housing. The HAP is prepared by the City to survey housing conditions, assess housing assistance needs of lower income households, and specify goals for the number of dwelling units and households to be assisted. Preparation of the HAP, which is submitted to the federal Department of Housing and Urban Development, is required of any local jurisdiction receiving federal entitlements, such as Community Development Block Grants. The City's 1988 HAP is attached as Appendix 4.

Data from the City's 1989 Housing Assistance Plan (HAP) indicates that 4,860 units, or 6.4% of the City's total housing stock, are considered substandard. Table 8 illustrates the relative proportions and numbers of both owner and renter units which are either deteriorating or dilapidated.

Table 8

Condition of Substandard Housing Unit by Tenure

| | <u>Owner</u> | <u>Renter</u> | <u>Total</u> |
|-------------------|--------------|---------------|--------------|
| Condition of Unit | | | |
| Deteriorating | 1751 | 1747 | 3498 (72%) |
| Dilapidated | 682 | 680 | 1362 (27%) |

Source: 1988 Housing Assistance Plan

This table indicates that 72% of all existing substandard units are considered suitable for rehabilitation. However, it should be emphasized as before that the distinction between units needing replacement and those suitable for rehabilitation is a function of changing economic conditions. Because of the highly competitive nature of construction contractors involved in rehabilitation work, housing price increases have far outpaced increases in construction costs related to housing rehabilitation. Thus, as home prices increase, a portion of those units which previously were economically unsuitable for rehabilitation are likely to become suitable.

Lower income groups are highly impacted by the effects of deterioration on housing. If lower income units are permitted to deteriorate to the point where removal is necessary, it is likely that these units will be replaced with new units priced beyond the means of lower income households. As shown in Table 9, 62.8% of all deteriorating rental units and 44.3% of all deteriorating owned units are occupied by lower income households. This underscores the importance of rehabilitation as a tool in retaining the stock of affordable housing. This issue is further discussed under "Neighborhood and Housing Conservation" (see page 93).

Table 9

Occupied Deteriorating Housing by Income and Tenure

| | <u>Lower Income</u> | <u>Other Income</u> | <u>Total</u> |
|--------|---------------------|---------------------|--------------|
| Owner | 762 (45.1%) | 927 (54.9%) | 1689 |
| Renter | 1033 (66.9%) | 510 (33.1%) | 1543 |

Source: 1988 Housing Assistance Plan

Data on the age of the housing stock is also frequently used as an indicator of housing condition. While use of quantitative age data as an indicator of the number of units needing demolition or rehabilitation is not entirely appropriate given the extreme differences in individual home maintenance, such data may be used as a general indicator of existing and potential housing deterioration if done so with caution.

Table 10 below indicates that approximately 38 percent of all housing units in Riverside were constructed prior to 1960 and are now more than 30 years old. This is the age at which serious deterioration can be expected to occur if maintenance and repair have not been attended to on a regular basis. This figure contrasts with the results of the 1980 Census, at which time approximately 20 percent of the housing stock exceeded 30 years of age. This aging of the housing stock underscores the importance of routine maintenance and repair in maintaining a sound supply of housing.

Table 10

Age of Riverside's Housing Supply

| <u>Construction Date</u> | <u>Number</u> | <u>Percentage</u> |
|--------------------------|---------------|-------------------|
| Before 1940 | 6,974 | 9.0 |
| 1940 - 1949 | 5,876 | 7.6 |
| 1950 - 1959 | 1,6796 | 21.8 |
| 1960 - 1969 | 14,920 | 19.4 |
| 1970 - 1980 | 19,554 | 25.4 |
| 1980 - 1989* | 12,918 | 16.8 |

*Table not adjusted for demolitions

Sources: U.S. Census
City of Riverside Planning Department

OVERPAYING

In Riverside and elsewhere in California, the most pervasive housing problem is the inability to afford suitable housing. Generally, overpaying is a problem associated with very low and low income households, although an increasing number of moderate income households are experiencing similar difficulties. The problem of housing overpayment by lower income households is more serious, since lower income households may be forced to forego necessities such as adequate food, clothing and medical care when housing payments are excessive.

State and federal housing programs have defined overpayment as paying 30% or more of gross income for housing. Table 11 presents approximate affordable housing payment ranges by income group based upon a Riverside-San Bernardino SMSA median income of \$30,300 as reported for January 1988 by the State Department of Finance.

Table 11

Affordable Housing Payments by Income Group

| <u>Income Group</u> | <u>Income Range</u> | <u>Monthly Affordable Housing Payment</u> |
|--|----------------------|---|
| Very low (less than 50% of median) | \$0 - \$15,150 | \$0 to \$379 |
| Low (50% to 80% of median) | \$15,150 - \$24,240 | \$379 to \$606 |
| Moderate (80% to 120% of median) | \$24,240 - \$36,360 | \$606 to \$909 |
| Upper (greater than 120% of median) | \$36,360 and greater | \$909 and greater |

SOURCE: City of Riverside Planning Department

Data supplied by SCAG in the 1988 RHNA indicates that 26,179, or 36% of all existing 1988 households are low income households. Of these low income households, 13,489, or approximately 19% of all households are overpaying for shelter. Of the 13,489 low income households, 7,292 are classified as very low income, or earning less than 50 percent of the area median income. The remaining 6,197 households are low income households earning from 50 to 80% of the area median income.

Table 12 below further breaks down the incidence of overpayment by tenure and income. A review of this data indicates that renter households are most likely to be overpaying for shelter, particularly very low income renter households.

Table 12

| | <u>Overpayment by Tenure and Income</u> | | |
|---------------|---|--------------|---------------|
| | <u>Income Category</u> | | |
| | Very Low | Low | Total |
| <u>Tenure</u> | | | |
| Owner | 1,636 | 1,563 | 3,199 |
| Renter | <u>5,656</u> | <u>4,635</u> | <u>10,291</u> |
| TOTAL | 7,292 | 6,198 | 13,490 |

SOURCE: 1988 Regional Housing Needs Assessment

OVERCROWDING

Overcrowding, defined as households with more than one person per room, is one of the few housing problems to actually decline in recent years. Between 1970 and 1980, the proportion of overcrowded households in the City of Riverside declined from 6.6% to 5.3%. This trend was partially attributed to the reduction in average household size, which declined from 3.1 to 2.8 persons per household between 1970 and 1980. This decline was in part due to a drop in the birth rate as well as altered household formation patterns resulting in more one and two person households. It was anticipated in the 1984 Housing Element that average household size would continue to shrink and that the number of overcrowded households would further decline.

While no new data regarding overcrowded households is available, Department of Finance annual figures since 1980 indicate that the average household size has remained at approximately 2.8 persons per household. Using the proportion of overcrowded households from the 1980 Census, the number of overcrowded households in the City of Riverside as of 1988 is estimated at 3810. For the most part, it is expected that overcrowding is prevalent among large, lower income households having difficulty finding affordable housing with an adequate number of rooms. Increased housing costs would also be expected to increase the likelihood of overcrowding, as families are increasingly unable to afford housing of adequate size.

SPECIAL NEEDS

Certain population groups have special housing needs. These groups, including the elderly, racial minorities, single parent households, the physically disabled, large and small families, students, the homeless and farmworkers, each have unique problems and needs which are frequently compounded by poor financial conditions. Because such groups constitute a significant portion of the population, it is important that their special housing needs be addressed.

Elderly Households

The 1980 Census reported 8.8% of the citywide population to be sixty-five years of age or older, which was consistent with results from the 1970 Census. Using this ratio, the number of residents 65 years of age or older in 1988 is estimated at 18,130. Information from the 1980 Census reports the following characteristics for the elderly population:

1. 57% of the elderly population live in family households, while 41% live in one person households and 2% live in non-family households;
2. The housing tenure split for households where the householder is 65 years of age or older is 67% owner occupied and 33% renter occupied; and
3. For 87% of households with a household member 65 years of age or older, the household head is also 65 years of age or older.

Because elderly persons are typically past their major earning years and live on a fixed income such as a retirement pension and/or social security, a majority of elderly households can be classified as low or moderate income. Often elderly household occupants are homeowners holding clear title to their property who do not have to contend with monthly housing payments. Even in such cases, costs associated with property taxes and home maintenance often place a severe financial burden on the fixed income elderly household. Home maintenance costs for elderly households are often increased because they tend to occupy older residences requiring greater maintenance which many elderly residents are unable to perform.

The City of Riverside's 1988 Housing Assistance Plan (HAP) indicates that 2,275 lower income elderly renter households are currently in need of financial housing assistance.

Racial Minorities

As with all the groups having special needs, racial minorities tend to have incomes which are inadequate to obtain suitable housing on the open market. Past patterns of discrimination, particularly in job, housing and educationally related forms, are often cited as the origin of low income levels among minorities and the consequent inability to obtain adequate housing.

While the proportion of minority groups relative to the total population has risen somewhat between 1970 and 1980, the patterns of racial concentration by community existing in 1970 were somewhat more dispersed by 1980. Table 13 shows the concentration within each community of the City's three major ethnic groups, non-minority whites, blacks and persons of Mexican-Spanish heritage. Even though patterns of racial distribution appear to be more dispersed in 1980, it is evident that patterns of minority concentration still exist within the City. These patterns of concentration tend to follow boundaries of low income household and substandard housing concentrations. For example, the 1988 Housing Assistance Plan estimates that 2,235 lower income minority households occupy substandard housing units, or 47.8% of all occupied substandard units.

The 1980 Census also evaluated housing data corresponding to race. This data showed a higher percentage of minority households as renter households compared to non-minority households. The 1980 Census also reported a significantly lower median income for minority families (approximately 36% lower) when compared to non-minority families. The 1988 Housing Assistance Plan indicates that 2,975 lower income minority households or 15.3% of all minority households are in need of financial housing assistance. In evaluating these households by tenure, 1,910 or 64.2% are renter households while 1,065 or 35.8% are owner households. Of these lower income minority households in need of assistance, 51.3% are small families, 31.6% large families (i.e. five or more persons) and 17.1% elderly.

Female Headed Households

Female headed households tend to fall into two distinct categories - single elderly women and female headed households with dependent children. The special housing needs of the elderly were discussed in a previous section and, therefore, this discussion is primarily focused on the latter category of female headed households.

Table 13

Concentration of the City's
Major Ethnic Groups by Community - 1970-80

| Community | Non-Minority | | Mexican/ Spanish | | Black (%) | |
|-----------------------|--------------|------|---------------------|------|-----------|------|
| | White (%) | | Heritage (%) | | | |
| | 1970 | 1980 | 1970 | 1980 | 1970 | 1980 |
| Northside | 82.1 | 67.8 | 16.2 | 22.6 | 0.6 | 5.8 |
| Downtown | 89.5 | 77.8 | 6.7 | 12.6 | 2.4 | 5.2 |
| Eastside | 33.6 | 25.7 | 29.5 | 39.0 | 33.9 | 32.6 |
| University | 82.7 | 67.9 | 10.6 | 10.5 | 3.3 | 13.1 |
| Box Springs | 93.0 | 81.0 | 3.0 | 5.8 | 1.5 | 6.9 |
| Canyon Crest | 94.5 | 86.2 | 3.0 | 4.8 | 1.2 | 5.3 |
| Victoria | 80.3 | 86.1 | 11.4 | 7.8 | 7.2 | 3.4 |
| Magnolia Center | 89.9 | 82.5 | 7.1 | 9.8 | 2.0 | 5.1 |
| Mt. View | 88.4 | 85.8 | 9.6 | 8.6 | 0.8 | 3.3 |
| Airport | 75.1 | 61.9 | 9.0 | 18.1 | 15.0 | 18.1 |
| Ramona | 90.3 | 84.1 | 7.2 | 10.3 | 1.1 | 3.1 |
| Casa Blanca | 4.7 | 7.9 | 84.4 | 86.3 | 7.2 | 5.2 |
| Greenbelt | 68.9 | 71.0 | 15.6 | 18.9 | 13.4 | 6.9 |
| Arlington | 78.8 | 77.9 | 17.4 | 12.5 | 0.9 | 3.8 |
| Arlanza/ La Sierra | 84.2 | 74.1 | 12.3 | 18.6 | 1.5 | 3.5 |
| Citywide | 80.3 | 73.6 | 12.7 | 16.1 | 5.2 | 6.7 |

Source: 1980 Census

Data from the 1980 Census compiled in the 1987 California Statewide Housing Plan indicates that female headed households were one of the fastest growing household types in the state, due to factors such as an increased divorce rate and growing numbers of single mothers. Between 1970 and 1980, female headed households increased statewide by 55% in comparison to total households which increased by 31%. As a group, female headed households have characteristics and problems significantly different from other households. Female headed households are characterized by relatively low home ownership rates, with higher incidences of overcrowding and overpaying in comparison to other households. In addition to these housing problems, single female headed households with children have additional needs for convenient day care and school facilities which impact potential housing choices.

While the typical perception of a single parent household involves a single mother, the incidence of male headed single parent households is also increasing. The single male parent shares many of the same child care and housing related needs as his female counterpart.

The City's 1988 Housing Assistance Plan estimates that there are currently 5,312 single female headed households and 997 single male headed households within the city, comprising approximately 8.8% of all existing households. Out of these totals, it is estimated that 3,665 single female and 488 single male headed households with dependent children are in need of financial housing assistance.

Physically Disabled

The 1980 Census identified 14.3% of all households statewide as having members with either employment or transportation-related disabilities. Employment related disabilities were defined as disabilities that either prevent people from working or limit their ability to work. Transportation-related disabilities were defined as those preventing or restricting the use of public transportation. This proportion generally corresponds with results from a Special Census for the City of Riverside taken in 1978 which identified approximately 14% of all households as including disabled persons. Disabled for purposes of the 1978 Census included those in wheelchairs, those with speech, hearing and/or sight disabilities, those with limb disability, respiratory and heart disability, and mental disability. Assuming the proportion of disabled households has remained constant since the 1980 U.S. Census, the number of Riverside households having a disabled household member in 1988 is estimated at 10,068.

Handicapped households have special housing needs, particularly in regard to the physical design of housing. Handicapped households may need such non-standard features as access ramps, wider doorways, and special bathroom and kitchen facilities. Many times these design modifications are beyond the financial means of handicapped households. Landlords are also frequently reluctant to modify rental housing to accommodate handicapped persons because of the expenses involved.

A factor which compounds the problems of disabled persons is resistance on the part of many employers to hire such persons. As a result many disabled persons are forced to live on government pensions or accept jobs which provide a low level of income. Because of the low income levels of many disabled households, housing

choices are restricted to low cost rental units which far too often fall short of meeting their special needs. The 1988 Housing Assistance Plan estimates that there are 818 households with handicapped persons in the City of Riverside requiring rental subsidies.

Large and Small Families

Data from the 1988 Housing Assistance Plan indicates that approximately 8,183 small families and 1,404 large families in need of financial assistance presently reside in the city. Large families are defined as having five or more persons while small families consist of four or fewer members.

As household size increases, finding affordable housing of adequate size to avoid overcrowding becomes problematical. If such a dwelling can be found, often it is not suitable from the perspective of providing a safe and decent living environment. Another serious housing problem encountered by these families is discriminatory rental practices against families with children. This latter problem is particularly pertinent to families with several children.

The 1980 Census reported that nearly 87% of all families in Riverside were small families, compared to 80% in 1970. With the expected continuation of this trend toward smaller family size, it appears that the demand for smaller housing units may increase.

Students

There are four colleges and universities in Riverside that have students with needs for lower cost off-campus rental housing. These institutions are Riverside Community College, California Baptist College, Loma Linda University - La Sierra Campus and the University of California at Riverside (UCR). From the discussion included in the "Existing Setting" section of this document (see page 11) regarding total enrollment and housing opportunities, it appears that the provision of off-campus housing is primarily of concern in the vicinity of UCR.

The provision of off-campus student housing is particularly important given the rapid growth that UCR is currently experiencing. Enrollment in the University of California system has reached unprecedented levels, stretching the ability of the system to meet student needs. UCR is anticipated to serve as a major resource in meeting future student demand. Information from the 1984 Housing Element indicates that enrollment in fall 1984 was approximately 4,700 students and projected to climb to 6,200 by 1990, a 31% increase in six years. However, actual growth has far exceeded these 1984 projections. Enrollment for fall, 1988 totalled approximately 7,100, a 51% enrollment increase in four years. Even the Student Housing Needs Assessment prepared by UCR in 1986 underestimated 1988 enrollment by nearly 20%. Long term (year 2005) enrollment projections have not yet been established for UCR. A number of growth alternatives projecting enrollment ranging between approximately 15,800 and 28,000 are currently under consideration. The projections for 1994 are dependent on the ultimate long term growth alternative selected for UCR. Figures provided by the UCR Office of Campus Planning project a 1994 fall enrollment between approximately 9,000 and 13,000.

While enrollment has increased by over 50%, the amount of available on campus housing has remained virtually unchanged. In order to meet its own housing goals, the University recently purchased a 72 unit apartment complex adjacent to the campus, and reached agreement with another apartment complex to house approximately 170 students. While these measures serve to increase the amount of University-owned or controlled housing available to University students, they do not increase the overall housing stock in the community. However, the University of California Board of Regents recently approved plans to construct another 600 bed residence hall on campus, tentatively scheduled for occupancy in fall of 1990.

Increased enrollment combined with limited additional on-campus housing could be expected to increase the demand for affordable rental housing in the vicinity of UCR. However, the extent of future demand for off-campus housing in the University Community is not clear at the present time. Two important factors in assessing future demand are the University's enrollment projections and housing goals.

As previously discussed, UCR enrollment projections have not yet been finalized. The housing goals established by UCR are another major factor in determining future off-campus housing needs within the University community. The 1986 UCR Student Housing Needs Assessment discussed an array of housing alternatives, ranging from meeting all future needs by utilizing private, off-campus housing, to having the University provide housing to accommodate all new growth. The current University housing objectives are to house 100% of all freshman, 80% of all other first-time students, and 35% of all returning students. Even this objective does not translate into a clear picture of future off-campus needs; rather it is influenced by the mix of housing types to be considered. While traditional dormitory-style housing is well suited to on-campus siting, the provision of on-campus married student housing and apartment style units may be less practical. In order to meet these varied needs, the University may consider the viability of purchasing off-campus units as was done with University Plaza, a 72-unit complex adjacent to campus.

The form that UCR's housing strategies take could have major effects on community-wide housing needs. Purchasing off-campus units does not actually provide additional units; rather it allocates them for a particular segment of the community. This could tighten supply for other segments of the community. It appears that up to the present time, the market has been able to meet student housing needs. The existing rental stock in the University Community has increased from 3,725 units in 1984 to 4,796 units by June, 1988, representing an increase of approximately 28%. However, further study to accurately identify future short and long term housing needs for the University Community is required to ensure that future needs shall be met.

A general comment in addressing the special needs of students is that the construction of apartments in appropriate multi-family zones near these schools, and particularly UCR, is desirable whereas the conversion of existing apartment buildings to condominium purposes or the construction of new condominiums on these lands reduces housing opportunities for students and to a lesser extent faculty and staff.

The Homeless

The homeless represent a rapidly growing and increasingly visible special needs group within the City of Riverside. Commonly stereotyped as the alcoholic, transient single male, this group is in reality a diverse group comprised of the physically and mentally handicapped, economically distressed families, single women and the elderly, as well as single men. The causes of homelessness are also numerous, ranging from personal crisis and economic hardship to conscious lifestyle choice.

The very nature of the homeless lifestyle makes it difficult to obtain accurate data regarding the composition and size of the homeless population. The Riverside County Department of Community Action is the lead agency in coordinating countywide programs to assist the homeless. This Department estimates a total countywide homeless population of approximately 3,000, including approximately 500 homeless individuals in the City of Riverside. Of this total, 36% are estimated to be minors. These estimates are primarily based on data from the providers of homeless services, such as shelter and meals. The 1990 Census will attempt to collect data on the size and characteristics of the homeless population, which could be utilized in better assessing the needs of this group.

The special needs of the homeless involve more than housing. There are a host of services including counseling, health care and training that are linked with shelter in providing adequate assistance for the homeless. In recognition of this fact, three levels of shelter need for the homeless can be identified. These are: 1) emergency shelter; 2) transitional shelter; and 3) permanent low income housing. Emergency shelters are intended to meet immediate, short term housing needs by providing a warm, safe place to stay in time of crisis. Transitional housing provides longer term housing, usually in conjunction with counseling and other services which provide stability and allow the homeless individual to develop the necessary skills to achieve self-sufficiency. Permanent low-income housing allows the homeless to break the homelessness cycle and function independently in mainstream society.

A detailed inventory of existing shelter facilities in the City of Riverside is included under the "Housing Accessibility" component of the Housing Program (see page 71). Currently, there are approximately 130 transitional shelter beds available within the City. The primary emergency shelter facility operating within the City during the winter months is the National Guard Armory in the Downtown community, which has a capacity of 125 persons. Emergency shelter capacity is further augmented by a variety of voucher programs which are discussed further under "Housing Accessibility" (see page 76). The 1988 County Comprehensive Homeless Plan (see Appendix 3) identifies a need for approximately 100 additional shelter beds in western Riverside County, although no estimate regarding the number of additional beds needed in the City of Riverside is available.

Farmworkers

The 1988 RHNA did not include projections of farmworker families residing in the City of Riverside. The 1983 Regional Housing Allocation Model (RHAM) estimated a total of 369 farmworker families residing in the City of Riverside, with 306 of that total in need of financial assistance. This estimation was arrived by

determining the 1980 Census reported proportion of total Riverside County "Farm, Fishing, and Forestry" workers residing in the City of Riverside and applying this proportion to the State Employment Development Department estimated number of farmworker households in Riverside County. In consideration of the urbanized nature of the City, farming activity in the remainder of the county and the location within the City of offices of the United States Forest Service, United States Department of Agriculture and the Riverside County Agricultural Commission, the RHAM estimated number of farmworkers households residing in the City of Riverside appeared excessive at the time. Given that there has been no increase in agricultural related activity in the City of Riverside, it is not expected that this number has increased significantly.

IMPACTION AVOIDANCE

State housing element law provides that the local council of governments shall prepare a distribution plan of regional housing needs for each jurisdiction within the council's region. This plan is to consider market demand for housing, employment opportunities, availability of sites and public facilities, commuting patterns, type and tenure of housing need and housing needs of farmworkers. The intent of the distribution plan is to promote a regional distribution of housing whereby "impaction", or the concentration of lower income households within certain jurisdictions, is avoided. The Southern California Association of Governments (SCAG) has integrated impaction avoidance into the 1988 Regional Housing Needs Assessment (RHNA) by allocating future low income units in local jurisdictions so as to adjust the proportion within each jurisdiction toward the regional average.

As previously discussed under "Quantified Housing Needs", the 1988 RHNA published by SCAG projects the City of Riverside's 1989-1994 housing needs. It indicates the need for 1,347 additional units affordable to very low income households (earning less than 50% of the county median income) and 1,721 additional units affordable to low income households (earning from 50 to 80% of the county median income) for a total of 3,068 lower income units during this period.

While it is recognized that state and federal policy require provision of adequate housing opportunities for all income groups, the City is attempting to focus housing assistance efforts on lower income households, since, in most instances, the private market mechanism is adequate to provide for the needs of higher income households.

CONSTRAINTS

GOVERNMENTAL CONSTRAINTS

Growth Management

Growth management has been a major concern in the City of Riverside since the mid-1970's. Beginning in 1976, Riverside experienced a surge of residential growth unprecedented in its history. During the two-year period 1976-77, the number of building permits issued for single-family dwellings exceeded the number of such permits issued in the preceding ten years. This spate of growth placed a strain upon the City's ability to adequately provide services such as schools, parks, sewer, water, and fire protection. In response to these and other planning related concerns a number of growth management measures were instituted and citizen initiatives adopted over the next several years.

A limited residential sewer moratorium was established in 1979 to conserve the City's sewage treatment capacity. In November, 1979, the voters approved Proposition R, which served to limit residential development in agricultural areas and areas with steep topographic features.

In November 1987, the voters approved Measure C which amended Proposition R by eliminating a provision that enabled the City Council to amend Proposition R by a 2/3 majority vote. As a result, Proposition R may now only be amended by a vote of the electorate. Measure C further prohibits the City from approving annexations except as compelled by law until an overall General Plan for development of the Sphere of Influence is completed. In accordance with Measure C, the City is currently in the process of developing a plan for its Sphere of Influence which will reflect the agricultural and hillside provisions of Proposition R. The sphere of influence is defined as that area which is considered the probable ultimate physical boundary of a city.

Proposition R as amended by Measure C is in effect and will remain so unless amended or repealed by a vote of the people. The agricultural provisions of Proposition R, which require 5 acre minimum lots, affect approximately 5,000 acres in the Arlington Heights Greenbelt, and 600 acres in the Rancho La Sierra area near the Santa Ana River. Properties affected by the slope-density provisions of Proposition R have been identified through the RC Mapping Project adopted in 1987. The RC Mapping Project identified approximately 4,500 acres of land which are restricted to 2 and 5 acre average lot sizes. These areas were previously identified in Figure 3 on page 16.

The current growth management program in the City of Riverside includes on a newly adopted residential sewer allocation ordinance, which is more fully discussed below. This ordinance is augmented by the collection of appropriate development fees related to the provision of parks and other public services, as well as the ongoing implementation of Proposition R and Measure C.

In August, 1988, the City Council adopted a revised sewer allocation ordinance which limits the number of residential sewer hookups per year to no more than 2.5% of the housing stock existing as of December 31 of the previous year. It further establishes a distribution of hookups by unit type (i.e., single family and multiple family units). For 1989 and 1990, 30% of all hookups are allocated for

multiple family units and the remaining 70% for single family units; beyond 1990 20% of the hookups are allocated for multiple family units and 80% for single family units. This ordinance also establishes a separate sewer allocation for lands annexed after January 1, 1986, permitting the equivalent of one hookup per residential acre per calendar year.

Residential Development Fees

Residential development fees are established by the City Council on recommendation by the various boards, commissions and the serving departments. The basic policy underlying all development fees is that they should be sufficient only to recover the costs the City incurs in providing services. This approach is consistent with the intent of AB 1600, which took effect in January, 1989. This bill requires that local jurisdictions establish a reasonable relationship between a development project and the public improvement for which a development fee is charged. The City has also hired a consultant to perform an analysis of the City's current fee structure to determine the appropriateness of existing fees. In this manner, the City assures the reasonability of its proposed fees.

While it is acknowledged that development fees provide a constraint to the provision of housing, the same is true for any additional cost. Development fees are necessary in the wake of post-Proposition 13 funding restrictions to provide the basic infrastructure and services to adequately serve newly constructed housing.

Permit Approval Process

Processing of a typical residential subdivision proposal begins with the filing of a tentative subdivision map, although map submission may be preceded by a number of processes, particularly a general plan amendment and/or rezoning. Assuming normal processing, the tentative map is reviewed by the Planning Commission about one month after formal application is made. Generally, such maps are approved subject to the applicant satisfying a number of conditions, including provision of improvements such as streets and utilities and requirements for other approvals such as rezoning, grading review and/or design review. After tentative map approval, processing time becomes the responsibility of the subdivider's engineer who coordinates the completion of conditions, prepares the final map and prepares street improvement plans.

Following submittal of appropriate materials by the subdivider's engineer, the City's first check for final map and street improvement plans takes approximately 6 weeks. Final processing time is variable, depending on the time required to revise the plans to meet City specifications. Ultimately this is the responsibility of the subdivider's engineer.

The building permit plan check process can be conducted simultaneously with review of the final map and street improvement plans. The wait for first residential plan check throughout 1988 often exceeded 10-12 weeks, which is considered longer than ideal. The primary factor in this delay was the high level of residential and commercial building activity underway in the City. Steps taken to reduce this backlog include the allocation of additional plan check staff and the ongoing development of a computerized building permit monitoring system which includes building permit plan check as one of its components. These steps are ultimately expected to contribute to a substantial reduction in plan check processing time. As of January 1989, processing time has been reduced to approximately 8 weeks, which is considered acceptable under current City policy.

Other components in the City's residential development review process have been carefully analyzed to eliminate any unnecessary time delays resulting from City procedures. City review procedures have been compared with processing times in other jurisdictions and found to be reasonable and not excessive.

Building Codes

The City is responsible for enforcing the various Uniform Building Codes. These codes establish standards related to the construction of housing and require inspections at various stages of construction to ensure compliance with the codes. Although these standards and the time required for inspections are factors in housing cost, the intent of the codes and their enforcement is to provide structurally sound, safe, energy efficient, soundproof housing.

Land Use Controls

Land uses within the City of Riverside are controlled by the General Plan Land Use Element, Zoning Ordinance and Subdivision Ordinance. Following is a brief description of each of these regulatory tools.

The General Plan Land Use Element designates land within the City and its surrounding sphere of influence for a variety of uses, including residential, commercial, office, industrial, parks and open space. Allowable densities for the various residential land use designations range from one dwelling per five acres to an average of 20 dwelling units per acre. Areas designated for lower densities include the City's hillsides and agricultural lands as required by the provisions of Proposition R passed by the voters in 1979 (see discussion under "Growth Management").

The City of Riverside Zoning Ordinance contains numerous regulations related to the development of property with regard to use, lot area, lot dimensions, setbacks, building heights and parking. Minimum allowable lot sizes for new detached residential development range from 7,000 square feet to five acres, with multiple-family zones allowing densities from one unit per 4,000 square feet to one unit per 800 square feet of lot area.

The design and improvement of subdivisions is regulated by the City's Subdivision Ordinance. This ordinance establishes regulations for the provision of services such as streets, sewers, water, street lights, storm drains and sidewalks as a condition of the subdivision of land.

The Specific Plan process is another tool that has become increasingly important in local land use planning. This process offers a degree of flexibility from the standards established in the Zoning and Subdivision Ordinances. Infrastructure requirements can be modified to meet special needs. Clustering and similar techniques can be used to accommodate smaller lots than the Zoning Ordinance normally permits, usually in exchange for the retention of additional open space or the provision of additional amenities. For example, the Lusk-Highlander Specific Plan includes a provision for detached single family cottage homes on 4,000 square foot lots.

All of the land use controls discussed above regulate the density and the improvements required in conjunction with residential development and, consequently, are factors in the provision of housing and housing cost. However, these various regulations are intended to provide the City with necessary measures to promote the public health, safety, convenience and general welfare.

Local Utilization of Federal and State Programs

The existence of a local administrative apparatus is necessary to permit full utilization of available federal and state housing programs. Such administrative machinery was first established in the City of Riverside on November 19, 1968 when the City Council adopted Resolution No. 11132 authorizing the County of Riverside Housing Authority to administer the HUD Section 23 housing program within the City of Riverside. The Housing Authority still operates within the City, however, the Section 23 program has been replaced by the Section 8 - Existing Housing Assistance Payments Program which is described elsewhere in this document. The Housing Authority has been and continues to be vitally important in assisting low and moderate income families in their efforts to obtain decent, affordable housing and assisting the City in meeting its housing goals.

The City's Development Department was formed in 1987 and is responsible for administering the City's participation in federal and state low and moderate income housing programs, as well as the City's Community Development Block Grant Program. Responsibility for administering various City housing programs was previously shared by the City Manager's Office and the City's Redevelopment Agency.

Article 34

Article 34 of the California State Constitution was adopted as an initiative by the voters in 1951 primarily in response to the increasing number of federally-funded, tax-exempt public housing projects which were perceived to have deleterious social, economic and aesthetic effects on local communities. This article states that before a "state public body" can "develop, construct, or acquire in any manner" a "low-rent housing project", the local voters must approve the endeavor. All three "factors" must be present for the referendum to be required.

This referendum requirement has often provided to be a psychological or actual barrier to the development of many forms of assisted low rent housing, particularly those intended for low income families. Because of the Article's vague language, communities have been reluctant to risk litigation by entering into the development of public housing for low and moderate income families. While there have been many successful referendums, failures have not been uncommon. As such, there is a tendency for local governments to avoid possible controversy with this type of ballot measure.

The citizens of the City of Riverside approved an Article 34 measure on November 6, 1979 which was presented as follows:

"The State Constitution provides that before the State or local government can develop, construct, or acquire a low-rent housing project, an election is to be held in the locality where the project is to be located. A low-rent housing project is defined to be a government aided development composed of apartments or other living accommodations for persons or families who do not have enough income to live in decent, safe, uncrowded and sanitary homes. This proposition would allow the development, construction or acquisition of low-renting housing projects not to exceed more than 3% of the total housing in the City of Riverside as determined in the 1980 Census.

This measure does not approve, authorize or require the expenditure of any public funds; but satisfies the requirement of voter approval as to any project falling within the limitations of Article XXXIV of the California Constitution".

Application of the above-noted 3% limit to the 1980 Census reported figure of 64,165 dwelling units indicates that 1,925 low rent dwelling units could be developed in the City with the aid of government funds. The Riverside County Housing Authority has acquired and manages a total of 68 units of public housing within the City of Riverside.

Provision of Infrastructure

Most areas of the City are currently developed with the full urban infrastructure necessary for residential development. Exceptions include the southeasterly portions of the Greenbelt and Canyon Crest communities, as well as outlying newly annexed and/or specific plan areas including Lusk-Highlander, Mission Grove and Orangecrest. The Greenbelt and Canyon Crest areas already contain basic services (i.e., power and water) and additional urban infrastructure will be provided commensurate with land uses permitted by Proposition R. For the specific plan areas, the future provision of infrastructure was addressed in conjunction with review and approval of the specific plans. Normally infrastructure will be extended at the expense of project developers as development occurs. The same is also true for outlying annexed properties.

In addition, wastewater treatment capacity has been a citywide concern since the late 1970's, when it was determined that future residential demands could outstrip treatment capacity. Various steps have been taken to address this issue, including the previously discussed sewer allocation system. While the City has attempted to control demand by allocating sewer hookups, efforts have also been made to increase the total treatment capacity available to the City. A recently completed expansion

of the treatment plant has increased capacity from 29 to 32 million gallons per day (MGD). Another phased expansion to 48 MGD is currently undergoing environmental review. In the interim, the City has purchased 2 MGD of capacity in the Santa Ana Regional Intercept line operated by the Santa Ana Water Project Authority, with a further option to purchase an additional 3 MGD.

NON-GOVERNMENTAL CONSTRAINTS

As previously discussed, housing costs have risen at unprecedented rates in recent years. Between 1970 and 1988 the median price of an existing single family home in Riverside increased from \$19,600 to \$108,000, or over 550%. Primary market factors contributing to this increase include: (a) The increasing cost of land resulting from the diminishing supply of land available for development; (b) Increasing construction costs; and (c) Rising interest rates which increase costs for construction period financing and mortgage financing. Each one percent rise in the interest rate produces a \$0.75 increase in monthly loan payment for each \$1,000 of loan amount.

While rental payments have not increased at the same rapid rate as have home prices, nevertheless, they have risen substantially. This rise has been most notable in recent years as rising rents have often outpaced increases in household income. Rent increases have been spurred to a great degree by rapid buying and selling of rental buildings. Rental buildings are usually sold for a higher dollar value than the owner originally paid for them, and are often refinanced at higher interest rates. Increased debt service costs are then passed on in the form of higher rents. Increases in operating costs, utility costs and reforms in tax law related to rental property have also influenced the cost of rental housing.

ENERGY CONSERVATION

In addition to the monthly mortgage or rent payment, expenses incurred for energy consumed in household operation are also major factors in housing cost. Therefore, implementation of energy conservation measures may help reduce the cost of housing.

The State of California established basic energy efficiency standards for residential structures in Title 24 of the California Administrative Code effective as of June, 1983. These standards, which were updated in June, 1988, involve two basic requirements - the installation of a list of mandatory measures representing minimum conservation features and devices, and demonstration that the building's predicted annual energy use meets a designated "energy budget" for space heating and cooling and water heating.

In addition to these measures, the City's Public Utilities Department administers a number of programs aimed at reducing residential energy consumption. A description of each of these programs is provided below.

1. Utiligraph Energy Analysis

This program provides residential electric customers with a breakdown of electric costs of appliances used in the home on a monthly and annual basis. Analysis includes energy conservation recommendations with an estimated dollar savings.

2. Residential Energy Survey

The survey consists of an on-site evaluation of energy conservation opportunities for residences conducted by a Public Utilities Department Energy Specialist.

3. Wise Energy Use Campaign to Aid the Retired and Elderly (WE CARE) and HHEARTS Program.

This program provides an on-site energy survey for senior citizens, age 55 and over, conducted by a trained senior citizen. Low-flow showerheads, water heater blankets, and weatherstripping are installed free of charge to the customer. The HHEARTS program provides the same services for qualifying low-income, handicapped households.

4. Riverside Energy Demonstration Center

The Riverside Public Utilities Department operates an Energy Demonstration Center in a renovated 1929 home that exhibits over 50 energy conservation features. The Center is used for tours and as a site for energy conservation workshops on a variety of topics for local residents. In addition, video tapes, magazines, books and other resources on energy conservation are available to area residents.

5. School Education Program

This program offers energy education resource materials for classroom use. Teacher's manuals, student materials, speakers, films and slide presentations are available to aid teachers in providing lessons on a variety of energy topics, including conservation.

6. Free Energy Saving Information

The Riverside Public Utilities Department staff are available to community residents to answer questions on energy conservation. Energy conservation information is regularly included with utility bills.

7. Pool Credit Program

Electric customers receive a three dollar a month credit on their electric bill for operating a pool pump only during off-peak hours.

8. Air Conditioner Rebate Program

Electric customers are provided with a rebate from Riverside Public Utilities ranging from \$65 to \$310 for replacing an existing central air conditioning system with a more efficient system.

**THE HOUSING
PROGRAM**



CHAPTER 3: THE HOUSING PROGRAM

INTRODUCTION

This Housing Program is presented as a plan by which to alleviate housing related problems in Riverside which have been previously described in this document. Actions proposed herein are intended to help achieve the City's overall housing goal, which is as follows:

GOAL: The provision of a decent home in a suitable living environment for all households and persons within the City.

The Housing Program has been divided into eight component parts: (1) Adequate Supply and Provision of Sites; (2) Affordability; (3) Accessibility; (4) Housing and Neighborhood Conservation; (5) Housing Program Five Year Goal; (6) Consistency with Other General Plan Elements and Community Plans; (7) Public Participation; and (8) Updating and Monitoring. Actions proposed in the separate components are intended to complement each other as a whole in facilitating attainment of the City's housing goal.

The following format will be used to discuss components 1 through 4 of the Housing Program:

- Summary of Needs
- Current Programs
- Alternative Programs
- Recommended Program

The Recommended Program for each component part consists of objectives, policies and specific actions. Some policy numbers are preceded by an asterisk, denoting that the City is presently pursuing activities to implement that policy. Recommended specific actions were chosen from among the current and alternative programs judged to be the most potentially effective means whereby the pertinent housing objective may be attained.

HOUSING SUPPLY AND ADEQUATE PROVISION OF SITES

SUMMARY OF NEEDS

The most basic housing problem in terms of planning is ensuring that sufficient housing units are built to: 1) adequately provide for the needs of expected new household formation, including an appropriate mix of units by type and tenure; 2) replace those dwellings lost through normal attrition processes; and 3) allow for reasonable vacancy rates. It is estimated that 8219 new housing units need to be constructed between 1989 and 1994 to meet the above-described needs in the City of Riverside (see page 27).

It would appear that the City faces no undue constraints in meeting these projected housing needs. Sewer capacity was previously a major constraint in the City's ability to meeting projected housing needs. However, as discussed under "Growth Management" (see page 41), the City's current sewer allocation policies will allow for more than enough sewer connections within the prescribed period to meet projected needs.

Another major factor in providing sufficient units for future needs relates to the amount of available vacant land. Unlike many cities, Riverside is in the uncommon position of having a large inventory of acreage available for residential development. Although much of this land falls under the large lot provisions of Proposition R and Measure C, an adequate supply of vacant land remains available for a wide variety of housing types within a broad price range. As such, it would therefore be appropriate that only a generalized set of standards be developed to provide for the development of lower and moderate income housing within the City. Such standards were originally provided in the first Housing Element published in 1974 and are presented in the current programs component of this section.

In addition, the City has taken steps to protect the stock of existing rental units and mobile homes by adopting a Condominium Conversion Ordinance. While condominium conversions have not reduced the stock of rental housing available in the City of Riverside since the 1984 Housing Element was adopted, the City does have appropriate mechanism in place should the need arise. In addition, the conversion of mobile home parks to other uses has been a drain on the supply of affordable housing in other jurisdictions although this is not yet a problem in the City of Riverside.

The need for adequate sites extends beyond traditional residential dwelling units. As the incidence of homelessness has increased in recent years, the need for alternative housing, such as emergency shelters for the homeless, has intensified. In consideration of this fact, Assembly Bill 1996 passed in 1986 requires each local jurisdiction to identify adequate sites for emergency shelters and transitional housing. This issue is more fully discussed in the Housing Accessibility component of the Housing Program.

CURRENT PROGRAMS

As previously discussed, the City is limited in the means available by which to influence the overall amount of housing within the City. The following is a summary of current programs intended to provide an adequate supply of housing and potential building sites.

1. Standards for Assisted Lower and Moderate Income Housing Projects

The City has adopted several criteria for the location of lower and moderate income housing which are aimed at providing for the needs of all economic segments of the community at locations distributed throughout the entire City. These criteria are as follows:

- a. The number of assisted units in any housing project, except those for the elderly, should not exceed 30% of the total.
- b. Assisted developments, except those for the elderly, shall be located in a manner to avoid impacting particular neighborhoods of the community with an undue concentration of government assisted housing and to disperse such housing throughout the community.
- c. Developments should be located in such a manner as to provide minorities or lower and moderate income households opportunities for housing outside existing areas of minority or lower and moderate income household concentration.
- d. Developments should be located within reasonable proximity to public facilities, including convenient shopping districts or centers, public schools of adequate capacity, park and recreation facilities, and transportation and employment opportunities.
- e. No development shall be permitted which is inconsistent or nonconforming with the General Plan, any specific plan or the Zoning or Subdivision Regulations of the City of Riverside.
- f. Assisted program units, except those for the elderly, should be scattered throughout the project site and not grouped together.

2. Condominium Conversion Ordinance

The City has acted to avoid potential reduction in the supply of rental housing through adoption of the Condominium Conversion Ordinance (see discussion, page 20). This ordinance limits the conversion of rental apartments to condominiums or cooperatives within defined statistical areas. The number of units which may be converted in each statistical area cannot exceed the number of new apartment units constructed within the particular statistical area since July 1, 1980.

3. Mortgage Revenue Bond Program

The Mortgage Revenue Bond Program is described in detail in the Housing Affordability portion of the Housing Program (page 56). This program requires that a portion of the project's units be made available at rents affordable to lower income residents, with no restrictions on the remaining units. As such, the program promotes the supply of multiple-family rental housing in general.

ALTERNATIVE PROGRAMS

The City may act to preserve the supply and mix of existing housing and promote a mix of types among the permitted number of new dwellings by implementing appropriate housing incentives and/or programs. A majority of losses of the existing housing supply are attributable to physical deterioration. Several measures described in the Housing and Neighborhood Conservation Program component will, when implemented, mitigate loss of existing housing through physical deterioration. Regulation of the conversion of mobile home parks to other than residential uses may also serve to protect the supply of existing affordable housing.

Based upon evaluation of the above-described current and alternative programs and in consideration of identified needs the following program is recommended for the Housing Supply and Adequate Provision of Sites component of the Housing Program.

RECOMMENDED PROGRAM: HOUSING SUPPLY AND ADEQUATE PROVISION OF SITES

OBJECTIVE: A To provide sufficient numbers of dwelling units to accommodate expected new household formation, replace that portion of the housing stock lost through normal processes of attrition and to provide for vacancy rates, both for sale and rental, which optimally balance both economic and social considerations.

POLICY: *A1 Provide a mix of housing types, including conventional, mobile home, and apartment housing within a variety of price ranges which will ensure a range of housing alternatives within the City and enable the City to achieve consistency with the City's share of the regional housing need as determined in the 1988 Regional Housing Needs Assessment (RHNA).

SPECIFIC

ACTIONS: A1.1 If residential construction trends indicate that housing unit development will either: a) fall short of the City's needs as established in the 1988 RHNA; or b) result in a distribution of housing units by cost or type that varies greatly from projections in the RHNA, particularly in regard to low income households, the City should consider revising its housing incentive program(s) or initiating new housing incentive programs for those housing categories where it does not appear that actual construction patterns will meet projected needs. Housing incentives or programs to be considered include, but are not limited to, the following measures: density bonuses, priority processing for permits, incentive finance programs, relaxed site development standards, the development of housing on state or local surplus lands, and the rezoning of commercial/industrial lands for residential purposes.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

A1.2 In addition to and coincident with standards and criteria set forth in the zoning regulations of the City's Municipal Code, the City shall continue to apply specified project selection criteria in the review and approval process for residential developments involving assisted lower and moderate income housing projects. These project selection criteria are outlined in the Current Programs portion of this component.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

- A1.3 The City of Riverside shall maintain a sewer allocation policy, which provides sufficient sewer connections to permit the City to provide its share of the regional housing need as established in the 1988 RHNA. Specifically, the City should evaluate whether current sewer allocation policy which provides for a mix of 80% single family residential and 20% multiple family residential will provide for an adequate supply of multiple family residential hookups given the needs identified in the RHNA.

RESPONSIBILITY: City Council.

TIMING: Evaluated on a yearly basis.

FUNDING: Department budgets.

POLICY: *A2 Regulate the conversion of existing rental apartment housing and mobile homes parks to condominium or cooperative housing in order to prevent a decline in the supply of rental housing. Particular emphasis shall be given to minimizing hardships created by the displacement of lower and moderate income households.

SPECIFIC

ACTIONS: A2.1 Continue to regulate the conversion of existing rental housing and mobile home parks to condominium or cooperative housing as presently required by the City's Zoning Regulations.

RESPONSIBILITY: Planning Department.

TIMING: Ongoing.

FUNDING: Department budget.

A2.2 Concurrent with Specific Action A2.1 above, the City shall continue to require all successful condominium conversion applicants to participate in a relocation assistance program for displaced tenants.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

POLICY: A3 Discourage the conversion of existing mobile home developments to other than residential uses in order to maintain a valuable source of affordable housing.

SPECIFIC

ACTIONS: A3.1

If an apparent needs arises, hold the necessary hearings to consider requiring the submission of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrently with the filing of any discretionary permit application on such a property. (This specific action is based on the provisions of Government Code Section 65863.7.)

RESPONSIBILITY: Planning Department.

TIMING: To be evaluated on a yearly basis.

FUNDING: Department budget.

HOUSING AFFORDABILITY

SUMMARY OF NEEDS

In Riverside and elsewhere in California, the most pervasive housing problem is the inability of an increasing number of households to afford suitable housing. Between 1970 and 1988 the median price of an existing house in Riverside rose over 500%, from \$19,000 to approximately \$108,000 according to figures for Riverside County supplied by the California Board of Realtors. This increase far exceeded the gains in median household income over the same period. Increased interest rates and utility costs have further served to increase the gap between income and housing costs.

This problem is reflected in statistics from the 1988 Regional Housing Needs Assessment (RHNA) published by SCAG which indicate that 13,489 lower income households in the City of Riverside pay more than 30% of their income for shelter. This figure represents nearly 19% of all households in the City. The rental segment of the community is particularly affected, as over 76% of all overpaying households are renter households.

CURRENT PROGRAMS

Following is a summary of the major programs currently available within the City of Riverside which are intended to promote housing affordability.

1. Section Eight Rental Assistance

Section 8 of the Housing and Community Development Act of 1974 is a federally subsidized rental assistance program designed to assist lower income households in obtaining a quality of housing which they could not otherwise afford. The Section 8 certificate program provides for a rental subsidy equal to the difference between the amount the family can afford (i.e., 30% of the family's gross income) and the actual rent payment. This subsidy is available to qualified households for any rental or cooperatively owned dwelling which is decent, safe and sanitary and has a monthly rent or co-op payment that does not exceed the Fair Market Rent levels established by HUD.

Fair Market Rents are determined by each local market area according to the following definition:

...rent, including utilities (except telephone), range and refrigerator, and all maintenance, management and other services, which as determined at least annually by HUD, would be required to be paid in order to obtain privately owned...decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

Fair Market Rents for the City of Riverside as of August, 1988 were as follows:

| | |
|-----------|-------|
| 1 bedroom | \$454 |
| 2 bedroom | \$529 |
| 3 bedroom | \$684 |
| 4 bedroom | \$771 |

The Section 8 Program has also been revised to include a voucher program. Vouchers are similar to Section 8 Certificates, except that there are no Fair Market Rent limitations on the monthly rent. A rental subsidy is provided and the tenant pays the remaining rental cost.

The Section 8 subsidy is administered by the Housing Authority of the County of Riverside under a number of distinct programs, most significantly the Section 8 Existing Program. Section 8 subsidies in the City are also administered by private managing agents at the following developments:

| <u>Project</u> | <u>Community</u> | <u>Units</u> |
|--------------------------|------------------|--------------|
| Mount Rubidoux Manor * | Downtown | 209 |
| Phoenix Gardens * | Magnolia Center | 75 |
| Rose Garden Village 2 ** | Ramona | 94 |
| Lincoln Apartments *** | Greenbelt | 150 |
| Riverside Gardens * | University | 92 |

* also Section 236

** also Section 202

*** also Section 221

As of August 1, 1988, the Housing Authority provided rental assistance to 1,739 households in the City of Riverside through the Voucher, Certificate, Moderate Rehabilitation, Rental Rehabilitation and Aftercare programs.

In addition, the Housing Authority also monitors three apartment complexes developed under the State Finance Bond Program, which requires that 20% of the units be rented to low income families for the life of the bond. These projects are as follows:

| <u>Project</u> | <u>Total Units</u> | <u>Low Income Units</u> |
|----------------|--------------------|-------------------------|
| Concord Colony | 196 | 39 |
| Heritage Park | 268 | 54 |
| Tyler Springs | 273 | 55 |

2. Mortgage Insurance Programs

As described in the alternative programs section of the Housing and Neighborhood Conservation component, the Federal government offers a variety of mortgage insurance programs for rehabilitation, construction or purchase of new or existing dwellings (page 102).

The following developments in Riverside are subsidized under the indicated mortgage insurance programs:

| <u>Project</u> | <u>Community</u> | <u>Units</u> | <u>Program</u> |
|-----------------------------|-------------------|--------------|----------------|
| Plymouth Towers | Downtown | 110 | 231 |
| Olivegrove Apartments | Ramona | 102 | 231 |
| Ridgecrest Apartments | Magnolia Center | 148 | 221 |
| Lincoln Apartments | Greenbelt | 150 | 221 |
| Sierra Gardens | Arlanza/La Sierra | 72 | 221 |
| Mount Rubidoux Manor | Downtown | 209 | 236 |
| Phoenix Gardens | Magnolia Center | 75 | 236 |
| Sierra Woods | Arlanza/La Sierra | 190 | 236 |
| Riverside Gardens | University | 192 | 236 |
| Springbrook Park Apartments | Northside | 120 | 236 |

Source: 1984 SCAG Inventory of Subsidized Housing

3. Section 245 Graduated Payment Mortgage

This program provides for insurance on graduated payment mortgage plans. Such plans allow mortgage payments to commence at a low level and gradually increase. Presumably, the homeowner's income, and, hence, ability to make mortgage payments, will increase in a manner consistent with increased mortgage payments. Several different payment schedules, varying in rate and duration, are available.

4. Elimination of Processing Delays

Time delays incurred in processing building permits, zone changes, General Plan amendments, environmental review, etc., serve to increase the cost of providing housing. The elimination of unnecessary delay in such processes will serve to enhance housing affordability. Each component in the City's residential development review process has been carefully analyzed by staff to eliminate any unnecessary time delays resulting from City procedures. City review procedures have been compared with processing times in other jurisdictions and are found for the most part to be as fast or faster than most.

Plan check, the time involved in reviewing building plans for building permit issuance, is one component of the City's review procedures that has been closely studied in order to increase efficiency. The City has established a goal of completing first plan check within 6-8 weeks. Processing time has been reduced from in excess of 12 weeks during 1988 to approximately 8 weeks in January, 1989. This can be attributed in part due to efforts of the City in allocating additional staff to the plan check process and developing a computerized plan checking program as discussed on page 44.

5. Fee Structure

The basic policy underlying all development fees in Riverside is that they should be sufficient only to recover the costs incurred by the City in providing services. In addition, it is City policy to survey fee structures of other governmental agencies when considering the adoption of new or revised fees. In this manner, the City assures the reasonability of its proposed fees.

This approach is consistent with the intent of AB 1600, which took effect in January 1989. This bill requires that local jurisdictions establish a reasonable relationship between a development project and the public improvement for which a development fee is charged.

6. Section 202 Direct Loans for Housing for the Elderly or Handicapped

Section 202 provides for long-term direct loans to private, non-profit sponsors to finance rental or cooperative housing facilities for elderly and handicapped persons.

The terms of the loan are 100% financing for 40 years. Tenants of 202 projects may receive Section 8 subsidies.

The 94-unit Rose Garden Village 2 development in the Ramona Community is a Section 202 project.

7. Public Housing

Like Section 8, traditional Public Housing operates to provide a form of rental assistance. Under this program HUD provides funds to local housing authorities for planning, developing and operating housing for lower income households. These funds are provided in the form of: (1) preliminary loans for planning; and (2) an annual contributions contract utilized to pay off the housing authority's bonds and notes, assure low rents and maintain adequate services and reserve funds.

Housing authorities may develop public housing through either one of two methods, turnkey or conventional. Using the turnkey method, the housing authority selects a private developer to do most of the work involved in development and construction of the project. With the conventional method, the housing authority acts as its own developer. Recent federal regulation revisions severely restrict the use of federal monies for new construction, directing funds for operational expenses and acquisition and rehabilitation of existing housing. New construction must rely upon local funding sources such as bond issues.

Passage of an Article 34 referendum is a prerequisite for development of conventional public housing in California. Such a referendum was approved by Riverside voters in November, 1979 (see page 45).

The Housing Authority of the County of Riverside currently owns and operates one apartment complex in the City of Riverside, the 68-unit El Dorado Garden Apartments located in the Ramona area. The Housing Authority is currently attempting to purchase Riverside Apartment Homes, a 156-unit complex in the Northside Community. The Housing Authority anticipates finalizing this purchase by mid-1989. The City of Riverside will be involved in the financing efforts to acquire and rehabilitate this project, although the extent of the City's participation has yet been determined.

8. Mobile Homes, Manufactured Dwellings and Factory-Built Housing

Mobile homes, manufactured dwellings and factory-built housing are permitted in Riverside in traditional mobile home parks and on private lots.

Mobile home parks accommodating mobiles homes, manufactured and/or factory-built dwellings, are permitted in the R-1-65, R-2, and R-3 Zones with a conditional use permit. Manufactured dwellings are permitted on individual lots on the same basis as site built housing in the RA, RR, R-1-65, R-2 and R-3 Zones. Establishment of manufactured dwellings under this provision requires staff-level design review to assure compatibility with surrounding development.

9. Mortgage Revenue Bond Program - Multiple-Family Rental Housing

On February 22, 1983, the Riverside City Council adopted City Ordinance 5067 establishing the Riverside Mortgage Revenue Bond Program. This program is intended to encourage the development of multiple-family rental housing with emphasis on providing adequate housing for lower income households. Under federal law, any development financed with mortgage revenue bonds (MRB's) must make 20% of the project's units available to persons earning 80% or less of the area's median income. In all projects approved to date in the City, the number of units to be made available to lower income households exceeds this federal requirement.

Under this program, the City of Riverside is not liable for repayment of the bonded indebtedness. Repayment of bond principal and interest is the responsibility of the developer. The City merely acts in the role of facilitator and as a conduit for the bond funds. In this way, the bond earnings are tax exempt and the interest rate is considerably lower than that of conventional financing. This lower interest expense results in lower project cost, thereby, permitting lower rental rates for all residents.

As of October 1988, \$153,830,000 in mortgage revenue bonds have been issued for 23 multiple family developments involving a total of 4,104 units.

10. Single Family Mortgage Revenue Bonds and Mortgage Credit Certificates

The mortgage revenue bond program as discussed above can also be utilized to provide financing opportunities for first time home buyers. In addition, Mortgage Credit Certificates were federally approved in 1984 as a federal tax credit available to first time home buyers. The City of Riverside has joined into a cooperative agreement with the County of Riverside transferring the City's bond issuance authority to the County. Since 1982, \$8.8 million in bonds have been issued for projects within the City, providing financing opportunities for an estimated 137 first time low and moderate income home buyers. In addition, \$11,803,334 of mortgage revenue bonds and \$6,147,500 in Mortgage Credit Certificates have been reserved for City projects.

11. Land Banking and Write-Downs

Land banking involves the acquisition of land by local government for the purpose of development at a later date. This technique allows control by the local government of the location, timing, nature and cost of development. As such, land banking may serve as a useful tool for facilitating development of lower and moderate income housing and for hedging against the adverse effects of spiraling land costs on housing prices.

In a process known as a land write-down, land acquired through land banking efforts may be sold to developers at a cost below market value in order to encourage development of lower and moderate income housing. Traditionally, land write-downs have been used in redevelopment project areas to encourage large scale commercial and industrial development.

The City's Redevelopment Agency is involved in land banking for low and moderate income residential housing. Seventeen lots in the Casa Blanca Lot Improvement Program discussed below were purchased by the Redevelopment Agency. The Agency also has purchased lots in downtown Riverside as destination sites for the future relocation of historic residences. In addition, the Redevelopment Agency is considering the purchase of additional properties for housing purposes. Tax increment set asides are a major funding source for Redevelopment Agency land banking activities.

12. Redevelopment Agency Programs

The Redevelopment Agency administers a number of housing programs which contribute to maintaining and increasing the supply of affordable housing in Riverside. The land banking programs described above are administered by the Redevelopment Agency.

In addition, the Lot Improvement Program in the Casa Blanca Redevelopment Project Area involves the sale of Redevelopment Agency-owned lots for the development of single family residences. Under this program the Redevelopment Agency writes down the cost of the land (i.e. purchases the lots and resells them at less than market value) and also provides construction loans of \$60,000 with 30 year, 9% interest financing. Grants of up to \$15,000 are available to keep mortgage payments at an affordable level based upon the applicant's income. In addition the Redevelopment Agency pays all City development fees associated with construction of these units. Since 1985, seventeen residences are either in the planning or construction stage under this program.

Redevelopment Agency activities also provide a source of funding for a variety of programs which develop or enhance low and moderate income housing. The City of Riverside contains seven redevelopment project areas: Casa Blanca, Riverside Mall and White Park, Arlington Center, Riverside Airport Industrial, Eastside, Central Industrial, and Sycamore Canyon Redevelopment Project Areas. Redevelopment Law allows the Redevelopment Agency to freeze property tax revenues accrued to taxing agencies within redevelopment project areas at levels existing at the commencement of the redevelopment project. Tax monies from any further increases in property assessments during the term of the redevelopment project (tax increments) are accrued by the Redevelopment Agency. In fiscal year 1987-88, the Redevelopment Agency received a total of approximately \$6,301,850 in tax increment revenues from the seven redevelopment areas. State law further requires that 20% of all tax increments generated within all redevelopment areas be set aside to provide for low and moderate income housing. These setaside funds can be utilized for either new construction or rehabilitation activities.

A total of approximately two million dollars in tax increment setasides were expended or reserved for future expenditure in fiscal year 1987-88. As of January, 1989, the Redevelopment Agency currently maintains a total balance of \$742,000 in setaside tax increment funds for low and moderate income housing projects.

Other programs administered by the Redevelopment Agency are discussed under the Housing Accessibility and Housing and Neighborhood Conservation components of the Housing Program.

13. Energy Savings Programs

The City has instituted a number of programs aimed at reducing the energy cost component of total housing expenses. These programs are outlined in Energy Conservation, page 48.

14. Equity Investment

Equity investment involves a joint venture between a household and a public entity, such as a city, to purchase a home. The public entity purchases up to a 49% share of the house while the remainder is financed through private mortgage lenders. The homeowner's cost is lowered since the buyer makes mortgage payments only on the mortgage lender's share of the loan. At resale, the public entity would recapture its original investment plus a proportion of the appreciation. Profits realized by the public agency at resale could be deposited in a revolving fund for future investment.

The California Homeownership Assistance Program (CHAP) is an equity investment program funded by the State which is administered by local jurisdictions. Types of housing eligible for assistance under this program include mobilehomes or factory-built homes with permanent foundations on private lots or in planned developments, as well as rental apartments or mobilehome spaces converted to condominium, planned development, or stock cooperative ownership. Households whose incomes do not exceed the area median are eligible under this program.

In the City of Riverside CHAP funds have been utilized over the past 5 years to construct 6 single family residences on scattered lots in the Eastside community, as well as for the construction of 11 residences in the Green Hollow project also located within the Eastside Community. Additional funding has also been obtained to construct 6 additional residences on scattered sites in the Eastside and Arlanza communities. In addition to State funds, tax increment and CDBG funds totalling approximately \$205,000 have been expended under this program.

15. Voluntary Rent Stabilization

In 1985, a coalition of mobile home park tenants requested that the City consider adoption of mandatory rent control for mobile home parks. An ad hoc committee comprised of city officials, park owners and park tenants was established to consider this request. As a result of the committee's work,

the City adopted a series of Rent Stabilization Guidelines in lieu of a formal rent control ordinance. However, it was also agreed that non-compliance with these guidelines could trigger further measures, potentially including a rent control ordinance.

The adopted Guidelines are intended to retain the mobile home park as a viable source of affordable housing while still permitting reasonable, equitable rent increases over time. They provide park tenants with an alternative to the standard monthly or yearly lease agreement by offering the option of a 5 year lease. The guidelines permit yearly rental adjustments directly tied to the Consumer Price Index (CPI), which cannot exceed 100% of the CPI. Other provisions allow for additional rent increases based on capital improvement expenditures; however the landlord is required to provide information demonstrating a direct correlation between the rent increase and the improvement cost.

ALTERNATIVE PROGRAMS

The following are a number of alternative housing affordability measures:

1. Rent Control

Rising rents, in combination with critically low vacancy rates, have precipitated passage of rent control measures in some Southern California communities. Many opponents of rent control point to New York City where such controls resulted in reduced investment in new rental housing and a general deterioration of the existing rental stock. Proponents argue that the particular form of rent control adopted by New York City, not rent controls per se, are to blame for the housing ills which befell that city.

More recent rent control measure have contained provisions intended to avoid pitfalls associated with previous measures. Specifically, such ordinances usually take effect only in emergency situations (e.g., vacancy rates fall below a specified minimum), and are not applied to newly constructed or substantially rehabilitated units. Additionally, provision is made for a reasonable investment profit.

As was discussed in the previous section on Voluntary Rent Stabilization, the ad hoc committee considering the issue of rent control for mobilehome parks stated a desire to avoid legislative means of rent control if possible. However, rent control was viewed as a possible alternative should voluntary guidelines as adopted be ignored or ineffective.

2. Density Bonuses

State law requires that local governments offer density bonuses or other incentives to developers agreeing to reserve: 1) 25% of new units for low and moderate income residents, or 2) 10% of new units for lower income residents, or 3) 33% of units resulting from a condominium conversions for low or moderate income residents. In accordance with the state law, such density bonuses are to be at least 25% over the otherwise allowable residential density under the applicable zoning ordinance. In place of a density bonus, a city may provide not less than two incentives of equal financial value, such as: 1) waiver of park fees and/or dedications; 2) subsidized construction of public improvements such as streets, sewers and sidewalks; 3) land write down; or 4) exemption from any other local ordinance which may cause an indirect increase in the cost of units to be developed. When a city makes a direct financial contribution to a development it must assure such units will continue to be available to lower income residents for a period of at least 30 years. Notwithstanding the requirements of this legislation, a city may choose to offer similar bonuses and incentives for developments providing a smaller percentage of affordable units.

City regulations presently provide for density bonuses through the Planned Residential development (PRD) permit process. PRD benchmark densities range from 18 to 50 percent in excess of that permitted by the underlying zoning, with the potential for an additional 10 percent increase over the benchmark density for projects with excellent design and locational characteristics.

3. Passive and Active Solar Systems

With the dramatic increase in energy costs in recent years, monthly utility bills have become a significant contributor to the costs of occupying a home. Electrical and gas consumption are influenced by family size, personal habits, the number and type of appliances, and the energy-efficiency of the structure itself. The State of California has adopted energy-efficiency standards for major home appliances, including stoves and refrigerators, as well as Building Energy Standards for residential construction, which were previously discussed under "Energy Conservation" (page 48). At the present time however, there are no statewide provisions for active or passive solar systems in new construction.

4. Higher Building Density

The price of land is one of the major components of housing cost. Allowing an increased number of housing units per acre of land as a matter of right, in contrast to previously discussed density bonuses, may serve to reduce the cost of housing by decreasing the per unit cost for land as well as decreasing the per unit cost for improvements.

5. Land Leaseholds

Under a land leasehold, the property upon which a residence is built is leased on a long term basis for a token amount. This lease arrangement reduces construction costs by the cost of the land, thereby allowing a reduced mortgage amount and lower payments. The lease may be subject to periodic

renewal or may give the structure owner the option to purchase the land at some future date. A local government jurisdiction could participate in increasing the supply of affordable housing by making properties it owns available through land leaseholds.

6. Re-evaluation of Development Standards

State law actively discourages excessive development standards, including inordinate requirements for streets, sidewalks, setbacks, lot coverage and frontage. Easing unnecessarily restrictive development standards may lead to cost savings for the developer and ultimately for the future resident.

7. Alternative Building Materials

Cities are authorized under state law to approve less expensive materials or methods of construction other than those specified in state housing law as long as health and safety standards are not compromised.

8. Use of Surplus Government Land

The Department of Housing and Community Development provides information on the availability of state and federal surplus land and provides assistance in land acquisition and housing development. State surplus land may be made available at below fair market value for development of lower and moderate income housing. The City may also consider use of surplus City-owned land for development of lower and moderate income housing.

9. Streamlined Approval Process

As previously discussed, delays in governmental processing serve to increase the cost of housing. Through a procedure called fast-tracking, a qualifying project can receive priority throughout the planning and building plan check process, resulting in a reduced processing time and lower costs attributable to project delays.

Based upon evaluation of the above-described current and alternative programs and in consideration of identified needs, the following program is recommended for the Housing Affordability component of the Housing Program.

RECOMMENDED PROGRAM: HOUSING AFFORDABILITY

OBJECTIVE: B To ensure the opportunity for all households in the City to obtain affordable housing suitable to their particular needs.

POLICY: *B1 Promote efforts to slow the rising costs of new and existing housing.

SPECIFIC ACTIONS: B1.1 Inform the State and SCAG of the City's support for statewide and/or regional action to minimize the adverse effects of speculation on future resales of subsidized housing.

RESPONSIBILITY: City Council.

TIMING: 30 days subsequent to adoption of the Housing Element.

FUNDING: No additional funding necessary.

B1.2 Continue to promote efforts to reduce monthly utility bills for residential buildings through continuation and expansion of various conservation services provided through the Public Utilities and Development Departments.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Grants; Department budgets.

B1.3 Promote the utilization of cost and energy reducing construction methods and/or materials other than those specified in City codes as long as health and safety standards are not compromised.

RESPONSIBILITY: Planning Department.

TIMING: Ongoing.

FUNDING: Department budget.

POLICY: *B2 Provide timely processing of development related procedures, particularly plan check, with fees sufficient only to cover actual costs incurred by the City.

SPECIFIC ACTIONS: B2.1 Continue monitoring time frames and fees associated with the development process to ensure that both are minimized and that the intent of AB 1600 relative to development fees is met.

RESPONSIBILITY: City departments involved in the development process.

TIMING: Ongoing.

FUNDING: Department budgets.

POLICY: *B3 Protect and expand the range of housing opportunities available by location, price and tenure to lower and moderate income households.

SPECIFIC ACTIONS: B3.1 Inform the State and Federal governments of the City's support for increased funding of current state and federal housing subsidy programs.

RESPONSIBILITY: City Council.

TIMING: 30 days following adoption of the Housing Element.

FUNDING: No additional funding necessary.

B3.2 Explore alternative means of encouraging increased development of manufactured housing, including mobile home development, within the City in an effort to promote housing affordability.

RESPONSIBILITY: Various affected City departments.

TIMING: Eight to twelve months following adoption of the Housing Element.

FUNDING: Department budgets.

B3.3 Amend the City's Zoning Ordinance are necessary in order to allow mobile homes on private lots in a manner consistent with the requirements of recently amended state law (SB2827).

RESPONSIBILITY: Planning Department.

TIMING: 6 months following adoption of the Housing Element.

FUNDING: Department budget.

- B3.4 Continue to support the provision of single family and multiple-family rental units available to lower income households through the Mortgage Revenue Bond Program and issuance of Mortgage Credit Certificates.

RESPONSIBILITY: Development Department.

TIMING: Ongoing.

FUNDING: Department budget.

- B3.5 Consider passive and active solar designs in all assisted housing developments.

RESPONSIBILITY: Various affected City departments.

TIMING: Six to twelve months following adoption of the Housing Element.

FUNDING: No additional funding necessary.

- B3.6 Require an energy audit prior to approval of any home improvement loan financed through the City of Riverside.

RESPONSIBILITY: Development Department.

TIMING: Six to twelve months following adoption of the Housing Element.

FUNDING: No additional funding necessary.

- B3.7 Continue utilizing CDBG and tax increment set aside funds to write down site costs of affordable housing projects.

RESPONSIBILITY: Development Department.

TIMING: Ongoing.

FUNDING: CDBG and tax increment set aside funds.

- B3.8 Continue utilizing CDBG and tax increment funds to acquire properties for future low and moderate income housing projects.

RESPONSIBILITY: Development Department.

TIMING: Ongoing.

FUNDING: CDBG and tax increment set aside funds.

- B3.9 Monitor Department of Housing and Community Development information regarding surplus government lands and consider acquisition of such lands to provide lower and moderate income housing when such use is compatible with the Land Use Element of the General Plan.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

- B3.10 Consider the use of surplus City property for lower and moderate income housing projects when such use is compatible with the Land Use Element of the General Plan.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

- B3.11 Develop a program to implement the state density bonus requirements for development of lower and moderate income housing.

RESPONSIBILITY: Planning Department.

TIMING: Eight to twelve months following adoption of the Housing Element.

FUNDING: Department budget.

- B3.12 Consider the establishment of a program for the Casa Blanca Redevelopment Project whereby the Development Department would provide low-interest construction loans to qualified applicants who already own vacant lots to construct owner occupied single family residences.

RESPONSIBILITY: Development Department.

TIMING: Eight to twelve months following adoption of the Housing Element.

FUNDING: Department budget and CDBG funds.

B3.13 Consider extending the existing Voluntary Rent Stabilization Guidelines for mobile home parks past the current expiration date of December 31, 1989, if warranted.

RESPONSIBILITY: City Manager's Office.

TIMING: Six months following adoption of the Housing Element.

FUNDING: Department budget.

POLICY: B4 Minimize processing costs associated with the development of housing affordable to lower and moderate income households.

SPECIFIC ACTIONS: B4.1 Consider revising established City processing procedures to allow expedited processing for housing developments proposing a minimum proportion of units affordable to lower and moderate income households.

RESPONSIBILITY: Various affected City departments.

TIMING: 60 to 90 days following adoption of the Housing Element.

FUNDING: Department budgets.

POLICY: *B5 Continue to set aside tax increments from Redevelopment areas for low and moderate income housing purposes in a manner consistent with State Redevelopment Law.

HOUSING ACCESSIBILITY

Summary of Needs

State housing law declares that a locality should, through its housing program, seek to promote housing opportunities for all persons regardless of race, color, religion, sex, marital status, national origin, and ancestry. In so doing, it is first necessary to ascertain the extent to which various groups are affected by housing discrimination.

While patterns of housing discrimination against racial and ethnic groups, most notably blacks and Hispanics, were found to exist in the middle 1960's, the current situation is difficult to accurately assess. Several studies done in the early 1970's concluded that housing discrimination against racial and ethnic groups had significantly declined during the 1960's. Even so, distinct patterns of racial and ethnic segregation currently exist in the City. It is possible that these patterns of segregation may be the result not so much of overt housing discrimination, but of the inability of minority households to afford housing other than in typically low income communities.

While earlier discrimination studies focused primarily on racial and ethnic discrimination, the extent of discrimination against other groups has become a growing concern. For example, the Housing Authority of the County of Riverside, which operates the City's Fair Housing Program, conducted a Fair Housing Survey in early 1988 to assess potential discrimination against families with children. The results of this study suggest that discrimination against families with children does occur, primarily due to ignorance of existing laws and regulations, not malicious intent.

In the case of the physically disabled, housing discrimination is often not an intentional act, but arises from ignorance of the special needs of the disabled in traditional housing construction practices. While housing owners are often more than willing to rent or sell to disabled individuals, the handicapped are often precluded from renting or buying available housing because of access and mobility barriers. Typically, disabled persons do not have personal financial resources sufficient to provide necessary structural modifications. The 1978 Special Census identified 252 households in Riverside with at least one wheelchair-confined occupant. It also identified a number of other households with disabled occupants for which special access and mobility considerations are necessary.

As with disabled persons, a lack of accessibility to appropriate housing for students is usually not the result of intentional discrimination, but may arise from the special housing needs of the student.

While the elderly are not one of those groups that have been singled out in anti-discrimination law, they do have special needs that should be addressed. Many elderly people live alone in homes that are more than sufficient for their needs, while others desire or need to be close to relatives.

The question of housing accessibility extends beyond the issue of discrimination. It also encompasses the most basic, fundamental accessibility issue - the ability of individuals and families to find shelter on a regular basis. The homeless represent a growing and increasingly visible segment of the community that does not have ready access to any form of housing on a regular basis. In recognition of this problem, Assembly Bill 1996 was passed requiring that cities identify adequate sites for emergency shelters and transitional housing as part of the 1989 Housing Element update.

As previously discussed on page 39, the needs of the homeless are not limited to short term emergency shelter. The three levels of shelter needs are identified as: 1) emergency shelter, 2) transitional shelter, and 3) long-term, low income housing. In addition to shelter, the homeless often require such related services as medical care, counseling and job training in order to attain self-sufficiency. The current programs described below focus on the provision of emergency shelter and transitional housing opportunities available within the City of Riverside. The provision of low income housing has been described at length in the Housing Affordability section of this document. While the identification of many of the available related homeless services is beyond the scope of this document, the utilization of the Volunteer Center (current program #10) could provide much of this information.

Current Programs

The following is a summary of the City's current programs intended to promote housing accessibility.

1. Fair Housing Program

The Housing Authority of the County of Riverside is contracted to operate a Fair Housing program for the City of Riverside. This program operates to promote the furtherance of fair housing and undertake specific actions to ensure and further equitable housing opportunities. The three main components of the program include education, enforcement, and training. Specific actions include counseling, discrimination complaint investigation, landlord-tenant mediation, training, technical assistance, and public education outreach programs.

In addition to these services, the Housing Authority also conducts research in order to identify pertinent fair housing issues. Results are then reflected in adjustments in program priorities and the provision of services. One such example is the recent survey evaluating potential discrimination against families with children, which culminated in several training workshops for property managers and apartment owners.

The City of Riverside also participates in the Fair Housing Task Force, a countywide advisory body consisting of representatives from the public and private sectors, as well as community and civil rights organizations. The purpose of the advisory body is to identify discrimination-related housing issues and develop fair housing strategies.

2. Housing Rehabilitation for the Handicapped

This CDBG funded program provides grants of up to \$3,000 for tenant residential units to be rehabilitated for use by the handicapped. Policies have been developed by the Development Department to ensure that such units are available to the handicapped on a priority basis and to assure reasonable rents for rehabilitated units.

There is presently approximately \$15,000 available for this program. No additional funding is anticipated at this time.

3. Senior Citizen and Handicapped Grant and Non-Interest Bearing Loans

Under this CDBG funded program, persons 62 years of age and older and households with one or more handicapped persons may receive a \$500 grant and/or a \$1,000 non-interest bearing deferred loan for home repairs, subject to certain requirements. Grants and/or loans are made only to those owning and occupying the property to be repaired who satisfy the following income limits:

| <u>Family Size</u> | <u>Income Limits</u> |
|--------------------|----------------------|
| 1 | \$18,950 |
| 2 | 21,650 |
| 3 | 24,350 |
| 4 | 27,050 |

The deferred loan is not due until such time as property ownership is transferred.

4. Provision of Adequate Rental Housing in Areas Surrounding Colleges and Universities

The City's Condominium Conversion Ordinance serves to maintain the existing supply of rental housing near the City's higher education facilities by limiting the number of units allowed for conversion to a number not to exceed the number of apartments constructed since July 1, 1980. Furthermore, the City's current housing program includes a policy to discourage construction of new condominiums within one mile of the City's major higher educational facilities when low vacancy rates exist. It further discourages zone changes to allow lower density residential or nonresidential uses within 1 mile of the City's major higher educational institutions.

5. Second Units for the Elderly

The City of Riverside Municipal Code allows the establishment of second units for the elderly on owner-occupied single-family residential lots in the HR, RA, RR, RA and R-1 Zones. The second unit may be an attached or detached permanent structure, mobile home, travel trailer or motorhome. Establishment of a second unit is subject to issuance of a conditional use permit and occupancy is limited to two persons who must be at least 60 years of age.

6. Shared Housing for the Elderly

The 1980 Census reported that one in three households in Riverside with a member over 60 years of age was a one-person household. Many of these households may have housing space available for others who are seeking housing. Such sharing may provide a source of affordable housing as well as providing a supplemental income for the elderly householder. Such an arrangement may also provide social and psychological benefits for the elderly. Because living space is shared, as opposed to being within a separate unit, careful matching of elderly owners with prospective renters is essential.

The City of Riverside currently participates in SHARE (Shared Housing - A Riverside Experience) by providing Community Development Block Grant Funds. SHARE serves to match elderly homeowners with those seeking housing. Since 1986, over 500 matches have been made under the auspices of this program.

7. Redevelopment Agency Programs

The City's Redevelopment Agency is currently involved in the preliminary planning for Victoria Manor, a proposed 98-unit senior citizen apartment complex planned for the Eastside community. Financing options for this project are currently being explored.

8. City of Riverside Comprehensive Homeless Assistance Plan

Until the mid 1980's, the City of Riverside's role in providing homeless services, as with most local jurisdictions, was rather limited. Responsibility for this task fell upon a network of private and charitable organizations with limited resources and little formal coordination. Increased awareness of the problem on both a national and local level led to increased City involvement, beginning with a report by the City's Community Relations Commission in 1986. This was followed by the creation of a joint City-County Homeless Task Force. These steps were indicative of the City's commitment to dealing with this problem in a meaningful and direct way.

Concern over the plight of the homeless on a national level resulted in the creation of new programs and the provision of additional state and national funding to address this problem. This in turn required a greater degree of involvement on the part of local jurisdictions to administer such programs and funds. Passage of the Stewart B. McKinney Homeless Act in 1987 established federal funding for a variety of homeless shelter, health, and education programs. It further required that any eligible entity, such as the City of Riverside, applying for funds develop a Comprehensive Homeless Assistance Plan (CHAP) consisting of the following components: 1) identification of the need for assistance; 2) an inventory of existing facilities; and 3) strategies to match needs with services. A Comprehensive Homeless Assistance Plan was prepared and approved by the City Council in September, 1987. Since 1987, the City has received \$37,000 in grants for homeless services under this program. The City's 1989 CHAP is attached as Appendix 2.

9. Cooperative City - County Homeless Assistance Efforts

The City-adopted CHAP recognized a need for coordination between the City, the County of Riverside, and other involved private and public agencies in establishing an organizational structure to efficiently administer and better utilize the range of available homeless programs and services on a regional basis. As a result the Federal Emergency Management Agency (FEMA) Local Board was designated to serve as the primary advisory body responsible for identifying homeless needs and recommending expenditures of funding on a countywide basis. Both the City and Riverside County have authorized the FEMA Local Board to provide this function. The FEMA Local Board is comprised of representatives from a number of charitable, religious, and community organizations, whose composition is approved at the federal level. The FEMA Board was established in response to the 1983 Jobs Stimulus Bill which provided funds for emergency food and shelter for distribution at the local level by the FEMA Board. The State has also utilized the FEMA Board to provide similar services for programs funded through the State Homeless Assistance Act.

The actions of the FEMA Board are administered by the Riverside County Department of Community Action, which also serves as support staff to the FEMA Board. In recognition of its role, the Department of Community Action was a logical choice to serve as the lead agency in coordinating countywide efforts to meet the needs of the homeless, and has been designated as such. The Department of Community Action (DCA) prepared a Comprehensive Homeless Plan for the County of Riverside, establishing a systematic plan of action to address the problem of homelessness on a comprehensive, countywide basis.

The main focus of this plan is to improve the delivery of various homeless services in order to maximize the benefit to the homeless. In order to accomplish this, the plan establishes a strategy for overseeing the provision of such services. Potential sources of funding are also identified. The plan also requires regular evaluation of the delivery system in order to measure results and indicate areas of need and /or improvement. The County's Comprehensive Homeless Plan is attached as Appendix 3.

In July, 1988 the City of Riverside adopted the County Comprehensive Homeless Plan. The City has been an active participant in the efforts administered by the Department of Community Action, providing \$50,000 in CDBG funds for Department of Community Action activities in fiscal year 1988-89. The City also allocated \$35,000 for the creation of a new Housing Services Coordinator position in the Department of Community Action, which was filled in November 1988. The Coordinator is responsible for overseeing the various homeless assistance programs and services administered by the Department of Community Action.

10. The Volunteer Center

The Volunteer Center is a private, non-profit organization that serves as a clearinghouse for homeless related services and also functions as a data source to identify potential needs for homeless services. For example, the Volunteer

Center in August of 1988 performed a one day survey of local meals programs and shelter providers within the vicinity of downtown Riverside in order to estimate the number of homeless individuals. This survey estimated a total of 174 homeless individuals in downtown Riverside. The Volunteer Center also monitors the availability of shelter space on a daily basis to maximize usage, track clients who receive services from various agencies and collect data to better define the size and characteristics of the homeless population. They also refer the homeless to appropriate sources for needed support services. The function of the Volunteer Center is more fully defined in the County Comprehensive Homeless Plan. Funding for their operation is provided by a variety of public and private sources.

11. Emergency Shelter Facilities

This category includes programs and facilities primarily intended to provide for the short-term shelter needs of the homeless on a temporary basis. These include:

Assembly Bill 1733 Temporary Shelter Program - This program provides for temporary shelter assistance for those families eligible or apparently eligible for Aid to Families with Dependent Children (AFDC). Under this program, eligible families may receive up to \$30.00 a day for housing purposes. The program does not restrict applicants to specific facilities; rather, the housing is chosen by the applicant. It is a temporary program in which aid can be granted for a maximum period of 21 days per year plus a one-time seven-day extension for good cause. Administered by the Department of Public Social Services, this program took effect in February, 1988. Although figures for the City of Riverside are not available, countywide participation has grown from 70 families in March, 1988 to 293 families in October, 1988.

Voucher Programs - A number of organizations (Salvation Army, Lutheran Social Services, Catholic Charities, and Queen of Angels Church) offer motel vouchers, providing emergency shelter at participating motels on a limited basis. The provision of vouchers is variable, depending on the availability of funds as well as need. Virtually all providers give priority to families and special needs cases. Based on conversations with providers, it is estimated that on average 15 or fewer vouchers are distributed per night.

Cold Weather Programs - In addition to the above-described programs, the City of Riverside also participates in a cold weather shelter program in conjunction with the State of California. Under this program, cities may request that National Guard Armory facilities be made available for use as homeless shelters during the winter months when overnight temperatures drop below 40°, or below 50° with rain. The City of Riverside has utilized the Fairmount Park National Guard Armory located in the Downtown Community for emergency shelter purposes in both the winters of 1987-88 and 1988-89. This facility is available to anyone in need. Figures from the Department of Community Action indicate that a total of 2,357 persons

were housed over 36 nights between November 1, 1988 and December 30, 1988. Occupancy levels increased later in the year, and officials anticipate heavier usage in the winter months January - March, 1989. As a matter of information the City utilized several City-owned recreation centers during the winter of 1987-88 for emergency shelter purposes. Utilization of the Armory has since filled this function, although the City-owned Isaac Walton Center in Fairmount Park is used on those occasions when the Armory is not available.

12. Transitional Shelter Facilities

This category includes facilities intended to provide both shelter and support services on a longer term basis in order to assist the homeless in achieving self-sufficiency. The following programs and facilities currently exist in the City of Riverside.

Horizon House - Operated by the Riverside County Coalition for Alternatives to Domestic Violence, this 15-bed facility is open to abused women, either single or with children. The length of stay can range from 48 hours to 30 days. This shelter also provides in-house counseling services and provides referrals for legal assistance and other needed services. Funding is provided by a combination of public funds and private donations, as well as the utilization of marriage license tax monies.

I Care Shelter Home - Operated by I Care, this 40-bed facility opened in early 1988. Clientele consists of families, including both male and female single headed families, and single women. Single men are not eligible to stay at this shelter. The average term of residency at this facility is approximately 14 days, with stays up to 60 days permitted, depending on individual circumstances. This facility also provides one night emergency shelter as available. A wide range of support services are provided at this facility, ranging from child care to employment counseling and money management. I Care also provides referrals to other needed support services. Funding is provided through a combination of governmental agencies and private organizations and donations.

New Life Crusade Shelter Home - This is a 48-bed shelter facility operated by the New Life Crusade that accommodates single men only. This is the only transitional shelter in the City that accepts single men. The length of stay varies depending on individual client needs, but usually ranges from three nights to 60 days. Terms over 60 days may be granted under special circumstances. One night emergency shelter may also be provided. A variety of support services are available at this facility, ranging from employment training to substance abuse counseling. This facility is also supported by a variety of public and private fund sources.

Genesis Shelter - The Genesis Shelter is the newest shelter facility in Riverside. Operated by Lutheran Social Services in cooperation with the County Housing Authority, this 28-bed facility opened in January, 1989 to serve families and single women. A full range of support services and referrals are provided at this facility. The terms of residency range

between 30 and 60 days. It utilizes both private and public funds for its operation. The City of Riverside has loaned the County Housing Authority \$250,000 for interim financing in order to complete the purchase of this site. Funds were allocated from the Economic Development Assistance Program. In addition the City provided \$30,000 to assist in the relocation of tenants previously residing at this facility.

13. Programs to Avert Homelessness

Other programs aim to avert homelessness by providing funds for homeless families and families at risk of becoming homeless for use in attaining housing or retaining current shelter. Such programs provide assistance for necessary apartment move-in requirements such as first and last month's rent, utility and security deposits, and can also be used to assist in monthly rental payments. One such program exists as a component of the previously discussed AB 1733 program. Under the Permanent Housing component, families eligible for AFDC may receive funds to pay move-in costs encompassing utility and security deposits and last month's rent, provided that the monthly rent payment does not exceed 80% of the maximum AFDC payment that the family is eligible to receive. Another program is the homeless loan fund administered by the Department of Community Action. The City has allocated \$10,000 for this program. Forty-four loans have been made under the auspices of the homeless loan program.

Alternative Programs

The following are a number of alternative programs by which the City could choose to expand or alter its current role in promoting housing accessibility:

1. Accessible and Adaptable Housing

State policy encourages multiple-unit housing designed to be adaptable to the physically disabled. "Adaptable" means built to be externally accessible in terms of entryways and circulation for wheelchair bound persons and usable with minor interior renovations and additions.

As previously described, the City is already involved in attempting to improve housing accessibility for disabled persons through a program to rehabilitate residential units subject to their special needs. This program is limited to relatively few units as a result of funding restrictions. In order to improve housing accessibility for the physically disabled, the City may choose to expand its current rehabilitation program, if funds are available.

State regulations set standards establishing a minimum expenditure for handicapped accessible features in multiple-family developments. Even so, the City could choose to expand upon State requirements by establishing a percentage of handicapped accessible units required per development or by extending similar requirements to other types of housing.

The City could also develop incentives (i.e., fast tracking or density bonuses) to developments that provide a greater ratio of handicapped accessible units, or develop inclusionary requirements for subsidized rental housing projects.

2. Fair Housing Bureau

Riverside's now defunct Fair Housing Bureau was originally established in 1968 and operated through 1971. During this time, the Fair Housing Bureau was staffed by volunteer citizens and served an important role in combating housing discrimination in Riverside. The Bureau's functions included publicizing information relative to fair housing laws, investigation and referral of individual reports of housing discrimination, monitoring of real estate sales practices and provision of a fair housing listing service. Subsequent to studies indicating that the incidence of housing discrimination in Riverside had significantly declined, interest in the Bureau waned and it was disbanded in 1971.

Many of the functions of the Fair Housing Bureau have been assumed by Housing Authority of the County of Riverside, which is contracted by the City to operate a Fair Housing program. Given the existence of the City's Fair Housing Program, there would appear to be no need to re-establish the Fair Housing Bureau, although it remains a possible future option.

3. Allocation of Sewer Treatment Capacity

The City could encourage the development of both senior-oriented or handicapped accessible housing by allocating a certain percentage of sewer hookups available yearly specifically to handicapped accessible and/or senior projects. A related option would involve the development of a priority system whereby projects meeting fixed criteria regarding handicapped accessible or senior units would receive priority in obtaining sewer hookups.

4. Prohibiting Discrimination Against Families with Children

Results of a recent Fair Housing Survey completed in April 1988 by the County Housing Authority as part of the City's Fair Housing program suggest that discrimination against families with children does occur. In order to combat this problem, the Housing Authority has recommended that the City adopt an ordinance prohibiting housing discrimination against families with children. Final action by the City is pending, allowing for discussion between the Housing Authority and Riverside County Counsel to assess the County's support for such a measure.

5. Provision of Adequate Rental Housing in Areas Surrounding Colleges and University Campuses

In order to provide for the housing needs of the City's substantial student population, it is essential that the City plan for an adequate supply of rental apartment housing in areas surrounding the four major educational institutions in the City; namely, the University of California, Riverside (UCR), California Baptist College, the La Sierra Campus of Loma Linda University and Riverside City College. Presently adopted policies related to housing in the vicinity of the City's colleges and universities serve to protect the existing rental housing supply requirements of such institutions.

A change of development trends, the rezoning of multiple-family planned land for non-residential uses for example, or new condominium construction or conversion, could negatively affect the possible provision of an adequate supply of rental apartment housing in the vicinity of such facilities.

In addition, the large enrollment increases anticipated to occur at the University of California, Riverside (see page 37), over the next several years could have major ramifications on potential housing opportunities in the University Community.

Should serious housing shortages occur, more stringent control methods may be required. One available option in that event would be the establishment of an overlay zone which would encourage the construction of new residential rental units. The City could also consider redesignating land presently planned for non-residential uses to multi-residential uses in the vicinity of UCR, should student housing demand in this area outstrip the existing inventories of multi-family residentially planned and zoned lands.

6. Identification of Homeless Shelter Sites

State law (AB 1996) passed in 1986 requires that the 1989 update of the Housing Element include an "identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of... emergency shelters and transitional housing." Two approaches to complying with this legislation include a) identifying specific sites to be developed with shelters; or b) establishing generalized criteria to be applied citywide to govern the development of such facilities. An example of the latter approach would involve specifying zones where such facilities are permitted, establishing review procedures, and developing evaluation criteria and development standards.

In developing an appropriate approach to providing such facilities, it is important to recognize that there are different forms of homeless shelters. Emergency shelters are primarily intended to provide overnight lodging on a nightly basis. They can further be divided into short and long term facilities. Short term emergency shelters are open for short duration emergency situations only. One such example is the Armory in Fairmount Park which is open during inclement weather in the winter months. Limited services, such as meals are normally provided at short term emergency shelters. In many instances, such shelters are not open during the day. The need for these facilities is most acute in times of crisis, such as bad weather, and they are generally available to anyone in need. Long term emergency shelters would provide nightly shelter on a year round basis. In many ways such facilities would have characteristics similar to transitional shelters, which are discussed further below. No long term emergency shelters currently operate within the City of Riverside.

Transitional shelters usually provide shelter for a longer period of time, and typically offer a range of services to assist the homeless in attaining self-sufficiency. These facilities are usually oriented toward serving a particular subgroup of the homeless population (i.e. families, or single

males). In addition, such programs commonly involve a screening process whereby clients who are motivated and deemed compatible with the goals of the program are selected. These facilities are usually open during the day providing various support services. In summary, these different forms of shelter have separate and distinct operating characteristics, which involve different needs and requirements.

As previously discussed, shelter services are provided at a number of facilities currently operating within the City of Riverside. These facilities, recognized and supported by the City, have been accommodated under the existing General Plan and Zoning Ordinance. Although homeless shelter is not a specifically defined use in the City's Zoning Ordinance, in general it has been interpreted as a "special use" akin to institutional use, such as convalescent, nursing or boarding homes. As such, homeless shelters could be permitted in most residential and commercial zones within the City through the conditional use permit process.

In consideration of the above discussion regarding state law, types of shelter facilities, and current city procedures, an approach for accommodating homeless shelters which contains elements of both site specific and general criteria is recommended.

The site specific aspect of the recommended program involves the recognition of the National Guard Armory in Fairmount Park within the Downtown Community as the primary short term emergency shelter within the City of Riverside. Having been in operation over the past two winters, many of the necessary support services such as transportation, staffing, and supplies have been established. In addition this facility's operations have been marked with few compatibility problems with neighboring land uses. As such, it is recommended that this facility be recognized as a priority emergency shelter site through the adoption of a policy statement within this Housing Element.

In addition to this specific site identification, it is also recommended that general citywide criteria be adopted to permit the establishment of additional short-term emergency, long-term emergency, and transitional shelters. This would involve amending the Zoning Ordinance to officially recognize homeless shelter facilities as a separate, distinct use, and establish criteria by which such facilities could be objectively evaluated. Such action would emphasize the City's recognition of the need for different types of homeless shelters. Recommended criteria for the various types of shelter facilities are discussed below.

The potential exists to augment the amount of short term emergency shelter capacity provided by the Armory. It is recommended that existing institutional facilities owned and/or operated by nonprofit entities such as churches with active conditional use permits be considered as potential candidates to function as short term emergency shelters, subject to approval of a new or revised conditional use permit. The following criteria are recommended for evaluating such a proposal:

- a. That no substantial adverse impacts on adjoining properties or land uses would occur.
- b. That no over-concentration of shelter facilities in the immediate vicinity exists.
- c. That adjacent development would not constitute a hazard to shelter occupants.
- d. That establishment of this facility would not result in harm to the health, safety and/or welfare of the surrounding neighborhood.
- e. That such a facility be permitted to operate for a maximum of 7 consecutive days up to 4 times a year.

This process is preferred because once the revised conditional use permit is in place it allows for a quick, effective response to a short-term emergency situation should the need arise. The establishment of long-term emergency shelters would not fall under these provisions, due to the permanent nature of such a use. It is recommended such facilities be accommodated under the same provisions as transitional shelters, which are discussed below.

While the use of existing facilities may be a valuable resource in meeting temporary short-term emergency shelter needs, this approach is not appropriate for accommodating transitional shelters which operate on a full-time basis. Such facilities have unique design and operating characteristics which need to be comprehensively evaluated. It is recommended that transitional and long-term emergency shelters be classified as special uses under the Zoning Ordinance (Section 19.64.040) and permitted via the conditional use permit process. Suggested criteria for use in evaluating applications for these shelters include:

- a. The facility shall be located within a reasonable distance to necessary support services.
- b. The facility shall be located along or near a major arterial with ready access to public transportation.
- c. The applicant shall specify the clientele (e.g. single men or women with children) and support services to be provided on-site.
- e. There shall be full-time on-site supervision at the facility.
- f. Establishment of the facility shall conform with the adopted countywide Comprehensive Homeless Plan and City Comprehensive Homeless Assistance Plan.

Additionally, development standards (i.e. parking, signage, etc.) would also need to be established concurrently with amendment of the Zoning Ordinance. It is further recommended that any facility established under the above described provisions be permitted to provide limited nightly emergency shelter which should be requested and evaluated under the conditional use permit process.

The conditional use permit process is recommended in that it would allow for the accommodation of a needed use in a reasonable manner while assuring compatibility with the surrounding community.

7. Single Room Occupancy Hotels

Single Room Occupancy (SRO) hotels are considered a viable option in providing permanent low income housing for those most vulnerable to becoming homeless. For example, the City of San Diego adopted an SRO program in July, 1987, which served to both preserve the existing stock of SRO housing and encourage the development of new SRO units using a combination of code adjustments and economic incentives. Under this program, there are 2030 new SRO units currently planned for construction in San Diego, which represents a 60% increase over the pre-existing stock.

8. Review of Local Lender Community Reinvestment Act (CRA) Statements

As described in Chapter 2 (page 23), the City could choose to review local lender CRA statements in order to monitor possible redlining activities. The City could choose to base its fund deposit practices contingent upon acceptable loan performance in older, declining neighborhoods.

Based upon evaluation of the above-described current and alternative programs and in consideration of identified needs, the following program is recommended for the Housing Accessibility component of the Housing Program.

RECOMMENDED PROGRAM: HOUSING ACCESSIBILITY

OBJECTIVE: C To eliminate housing discrimination in Riverside.

POLICY: *C1 The City shall pursue programs that will reduce the incidence of housing discrimination within the City.

SPECIFIC

ACTIONS: C1.1 The City shall continue its agreement with the Housing Authority of the County of Riverside to operate a Fair Housing Program encompassing landlord/tenant dispute mediation, informational workshops, investigation of discrimination complaints, research on housing discrimination related issues and public information.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

C1.2 Increase public awareness of the City's Fair Housing Program by such means as information pamphlet inserts into utility bills, press releases, and City Council proclamation of April as Fair Housing Month.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

C1.3 Consider the adoption of an ordinance prohibiting housing discrimination against families with children, should ongoing discussions between the Fair Housing Program Manager and Riverside County Counsel indicate that such action is appropriate.

RESPONSIBILITY: Various affected City departments.

TIMING: 4-6 months following adoption of the Housing Element.

FUNDING: Department budgets.

- C1.4 The City should advise the State Legislature of its support for financial assistance to nonprofit groups that promote fair housing through such means as public education, investigation of complaints, and mediation or conciliation of complaints.

RESPONSIBILITY: City Council.

TIMING: 30 days subsequent to adoption of the Housing Element.

FUNDING: No additional funding necessary.

- C1.5 Take necessary steps to assure that local lenders comply with the anti-redlining intent of the Community Reinvestment act (CRA) of 1977. Based upon review of the lending performances of local lending agencies, the City should review its fund deposit practices.

RESPONSIBILITY: Various affected City departments.

TIMING: Six to nine months following adoption of the Housing Element.

FUNDING: Department budgets.

OBJECTIVE: D Assure adequate accessibility to appropriate housing for physically disabled residents of the City.

POLICY: *D1 To promote the development and rehabilitation of housing specifically designed to satisfy the needs of the physically disabled.

SPECIFIC

ACTIONS: D1.1 Continue the City's program of housing rehabilitation for use by the physically disabled and expand this program as additional funds become available.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Various sources including CDBG funds.

- D1.2 Explore alternate means of promoting development of housing designed for the special needs of the physically disabled. This could include inclusionary requirements for housing designed for the physically disabled in new subsidized rental developments and consideration of fast-tracking projects that meet specific criteria related to handicapped accessible design.

RESPONSIBILITY: Various affected City departments.

TIMING: One to two years following adoption of the Housing Element.

FUNDING: Department budgets.

D1.3 Investigate the desirability of designating a number of sewer permits under the current sewer allocation program to be designated for units accessible to the physically disabled.

RESPONSIBILITY: Various affected City departments.

TIMING: Three to six months following adoption of the Housing Element.

FUNDING: Department budgets.

OBJECTIVE: E To provide for the protection of landlord and tenant rights.

POLICY: *E1 Promote efforts to inform landlords and tenants of their respective housing rights.

SPECIFIC

ACTIONS: E1.1 Retain the Fair Housing Program services related to landlord-tenant relations.

RESPONSIBILITY: Housing Authority of the County of Riverside (under contract to the City).

TIMING: Ongoing.

FUNDING: Department budget.

OBJECTIVE: F To provide adequate rental apartment housing in close proximity to the City's four major educational institutions (i.e., the University of California, Riverside, California Baptist College, the La Sierra Campus of Loma Linda University and Riverside City College) in order to provide for the housing needs of the City's substantial student population.

POLICY: *F1 Encourage the construction of new rental apartment units and retention of the existing rental housing stock within walking and bicycling distance (1 mile) of the City's major higher education facilities and each of the City's six major statistical areas as identified in the City's adopted Condominium Conversion Ordinance.

SPECIFIC

ACTIONS: F1.1 Per the provisions of the City's adopted Condominium Conversion Ordinance, the City shall continue to limit the number of rental apartment units converted to for-sale condominium units to a number not to exceed the number of new rental units constructed within each statistical area since July 1, 1980. The adopted Condominium Conversion base year (July 1, 1980) shall be re-evaluated biennially to determine the number of rental apartment units that may be converted within each of the City's six major statistical areas.

RESPONSIBILITY: Planning Department.

TIMING: Ongoing.

FUNDING: Department budget.

POLICY: *F2 Discourage the construction of new condominium units within walking and bicycling distance (1 mile) of the City's major higher educational facilities when low rental vacancy rates exist in the area.

POLICY: *F3 Discourage zone changes to allow lower density or non-residential uses on vacant land planned and/or zoned for multiple-family residential uses within walking and bicycling distance (1 mile) of the City's major higher educational facilities.

POLICY: *F4 Encourage the construction of new rental apartments and retention of existing and future rental stock in close proximity to the City's major higher educational facilities by encouraging the continued use of Mortgage Revenue Bonds or equivalent programs to help provide an adequate supply of multiple-family housing rental units in these areas.

POLICY: F5 Accommodate additional demand for rental housing in the University Community resulting from projected enrollment growth at the University of California, Riverside.

SPECIFIC

ACTIONS: F5.1 Perform studies in conjunction with officials at the University of California, Riverside in order to determine projected university related housing needs within the next five years and beyond.

RESPONSIBILITY: Planning Department.

TIMING: 6-9 months following adoption of Housing Element.

FUNDING: Department budget.

F5.2 Evaluate if sufficient multi-family residentially planned lands are available to meet projected student needs in the University community. Should it appear that a shortfall of available land exists, the City should consider appropriate steps to increase such availability including redesignating lands presently planned for non residential uses to multi-family residential uses as necessary.

RESPONSIBILITY: Planning Department.

TIMING: Six to nine months following adoption of the Housing Element.

FUNDS: Department budget.

POLICY: F6 Consider the future expansion needs of the City's universities and colleges in evaluating the appropriateness of the City's sewer allocation policies as they pertain to multiple family residential hookups.

OBJECTIVE: G To provide for the housing needs of the elderly population.

POLICY: *G1 To recognize the unique characteristics of elderly households by promoting efforts in furtherance of their special needs.

SPECIFIC

ACTIONS: G1.1 Continue to allow for the establishment of second units on single-family residential lots ("granny flats") to provide additional elderly housing opportunities pursuant to established zoning regulations.

RESPONSIBILITY: Planning Department.

TIMING: Ongoing.

FUNDING: No additional funding necessary.

G1.2 Continue City participation in SHARE (Shared Housing - A Riverside Experience), a program which matches elderly homeowners with tenants to share living accommodations.

RESPONSIBILITY: Development Department.

TIMING: Ongoing.

FUNDING: CDBG Funds.

G1.3 Continue efforts to assist in the development of affordable senior apartment projects such as that planned for the Eastside Community.

RESPONSIBILITY: Development Department.

TIMING: Ongoing.

FUNDING: Various sources including tax increments.

OBJECTIVE: H To provide adequate shelter opportunities for those families and individuals who are either homeless or at risk of becoming homeless.

POLICY: *H1 Support efforts to better define both the size and composition of the homeless population in order more accurately to assess existing and future needs.

SPECIFIC

ACTIONS: H1.1 Support the function of the Volunteer Center as a resource for collecting data regarding the homeless.

RESPONSIBILITY: Various City Departments.

TIMING: Ongoing.

FUNDING: Various sources, including CDBG funds.

H1.2 Inform the federal government of its support for efforts in the 1990 Census to obtain a more accurate count of the homeless.

RESPONSIBILITY: City Council.

TIMING: Immediately following adoption of the Housing Element.

FUNDING: No additional funding required.

POLICY: *H2 Actively support a multi-jurisdictional comprehensive approach in addressing the needs of the homeless.

SPECIFIC

ACTIONS: H2.1 Continue to participate in the Comprehensive Homeless Plan developed by the Riverside County Department of Community Action.

RESPONSIBILITY: Various City departments.

TIMING: Ongoing.

FUNDING: Departmental budgets and CDBG Funds.

H2.2 Encourage other local jurisdictions to adopt and participate in the County Comprehensive Homeless Plan.

RESPONSIBILITY: City Council.

TIMING: 60 days after adoption of the Housing Element.

FUNDING: No additional funds required.

H2.3 Continue authorization of Federal Emergency Management Agency (FEMA) local board to act as an advisory body regarding City expenditures of funds for homeless related programs and services.

RESPONSIBILITY: Various City departments.

TIMING: Ongoing.

FUNDING: Departmental budgets.

POLICY: *H3 Provide for and facilitate the provision of temporary emergency shelter within the framework of the County's adopted Comprehensive Homeless Plan and State law.

SPECIFIC

ACTIONS: H3.1 Recognize that the National Guard Armory at Fairmount Park as a short term emergency shelter facility within the City of Riverside, and continue to authorize the County Department of Community Action to act on behalf of the City in requesting that the State of California permit use of this facility for short-term emergency shelter purposes.

RESPONSIBILITY: Various City Departments.

TIMING: Ongoing.

FUNDING: Department budgets.

H3.2 Initiate the necessary public hearings to amend the Zoning Ordinance to allow for the utilization of existing institutional facilities for short term emergency shelters purposes under the revised conditional use permit process as outlined in the discussion of Alternative #6 on page 80.

RESPONSIBILITY: Planning Department.

TIMING: 3-6 months following adoption of Housing Element.

FUNDING: Department budget.

POLICY: H4 The City shall make every effort to obtain available state and federal funding to assist programs that provide services for the homeless.

SPECIFIC

ACTIONS: H4.1 Advise the State and Federal governments of its support for programs that serve to assist in providing shelter for the homeless.

RESPONSIBILITY: City Council.

TIMING: 30 days following adoption of Housing Element.

FUNDING: No additional funding required.

H4.2 Update the City's Comprehensive Homeless Assistance Plan as necessary in order to remain eligible to obtain funds pursuant to the Stewart B. McKinney Homeless Assistance Act.

RESPONSIBILITY: Development Department.

TIMING: Ongoing.

FUNDING: Department budget.

H4.3 Pursue funding opportunities from all appropriate State and Federal programs providing assistance for homeless.

RESPONSIBILITY: Various City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

POLICY: H5 Comply with the mandate of Assembly Bill 1996 by identifying adequate sites to accommodate both long term emergency and transitional shelters.

H5.1 Initiate the necessary public hearings to amend the Zoning Ordinance to provide for the establishment of long term emergency and transitional shelters under the special use regulations (Chapter 17.64) as outlined in the discussion of Alternative 6 on Page 80.

RESPONSIBILITY: Planning Department.

TIMING: 3-6 months following adoption of Housing Element.

FUNDING: Department budget.

POLICY: H6 Consider non-traditional forms of providing low income housing for the homeless.

SPECIFIC

ACTIONS: H6.1 Request the County Department of Community Action to evaluate the feasibility of utilizing SRO's (Single Room Occupancy Hotels) as part of the Comprehensive Homeless Assistance Plan.

RESPONSIBILITY: Various City departments.

TIMING: 3-6 months following adoption of Housing Element.

FUNDING: Department budgets.

HOUSING AND NEIGHBORHOOD CONSERVATION

SUMMARY OF NEEDS

In assessing the physical condition of the housing stock, it is apparent that a number of seriously substandard units will need to be demolished and replaced and that an even greater number will need to be rehabilitated.

The 1988 Housing Assistance Plan estimates that a total of 4,860 substandard units currently exist in the City of Riverside. Of this number, 3,498 units, or 4.5% of the total housing stock, are suitable for rehabilitation.

A majority of substandard housing is, not surprisingly, concentrated in older neighborhoods where new construction activity levels are typically lower than found citywide. These areas of concentrated substandard housing are generally defined by the boundaries of the Downtown, Eastside, Northside, Casa Blanca and Arlanza/La Sierra communities. While the overall proportion of substandard housing in Riverside is estimated to have decreased from 10.9% in 1978 to 4.5% in 1989, it is expected that the communities with the highest concentrations of substandard housing have for the most part not benefited in a relative manner because of low levels of new construction activity within such communities. Although no new data has been collected, this would appear to remain generally true. One exception would be the Arlanza/La Sierra community in which substantial new growth has occurred in recent years.

Information on the age of the housing stock is useful as a general indicator of existing and potential housing deterioration. Approximately 38% of Riverside's housing stock was built prior to 1960 and is now over 30 years old. Serious deterioration may be expected to occur in housing over 30 years old if maintenance and repair have not been attended to on a regular basis. Nearly one-half of the City's housing stock was built between 1960 and 1980 and is now between 10 and 30 years old. It is critical that housing in this 10 to 30 year old age group receive proper maintenance and repair if costly major repairs are to be avoided.

CURRENT PROGRAMS

The following is a summary of existing programs in the City of Riverside intended to promote housing and neighborhood conservation.

1. Community Development Block Grants

The Community Development Block Grant (CDBG) Program is the U.S. Department of Housing and Urban Development's (HUD) primary means of providing community development assistance. Through this program HUD provides 100% federal grants (i.e., no matching funding required of community) to local governments for funding of a wide range of community activities.

The CDBG Program was established by Title I of the Housing and Community Development Acts of 1974 and 1977 which consolidated seven federal categorical community development programs into one Block Grant program. The act emphasizes control of funding use at the local level subject to certain federal standards. The stated purpose of the Act is to benefit low and moderate income persons, meet urgent community needs, and prevent or eliminate slums and blight. Specific objectives of the CDBG program include the reversal of past patterns of economic and racial housing segregation, provision of adequate housing, expansion of economic opportunities for low income persons, conservation of existing housing stock, improvement of community services, and elimination of conditions detrimental to health, safety and the public welfare. Within the intent of these objectives, eligible activities include acquisition of blighted, deteriorated or underdeveloped real property for housing and commercial developments, historic preservation, construction of public works facilities, code enforcement in deteriorated areas, provision of commercial and industrial structures for purposes of economic development, construction of recreational facilities and provision of loans and grants for rehabilitation of existing homes and multi-family dwellings. Subject to revisions contained in the 1977 Act, particular emphasis is placed on neighborhood revitalization. Applications for funding of Block Grant programs not principally benefiting low and moderate income households may not be approved unless they meet the criteria of eliminating slums and blight.

The City of Riverside has participated in the CDBG program since 1975. The approximately \$28,000,000 in CDBG funds which the City has received in the intervening years has been an essential component in the City's efforts to promote housing and neighborhood conservation. The City's current fiscal year 1988-89 CDBG program contains \$1,903,000 in funding for a variety of programs designed to benefit low and moderate income persons and to eliminate and prevent blighted neighborhoods. About one-third of these funds are allocated specifically to housing rehabilitation programs. Aside from these programs specific to housing rehabilitation, the City's CDBG program contains other types of programs specific to community needs for public facilities and capital improvements. Examples of such include construction of street improvements in the Arlanza/La Sierra, Casa Blanca, Downtown, Eastside and Northside communities; provision of storm drains in the Northside community; removal of architectural barriers to the handicapped; and financing of neighborhood facilities such as the Riverside Community Center. Additionally, the CDBG Program contains provision for funds intended to stimulate new industrial and commercial development in order to diversify the tax base and provide jobs for low and moderate income persons. Allocation of CDBG monies in Riverside is based upon input from several Advisory Committees. As noted, several of the following programs are funded through CDBG funds.

2. Home Rehabilitation Loan Program

This program is available citywide for rehabilitation of owner-occupied residences. The maximum loan amount is \$15,000 provided at 5% interest over a maximum term of 20 years. Deferred loans are also available for homeowners

with earnings of less than 50% of the median income. Property owners must have sufficient equity to secure the loan and qualify within the following income limits established by the City's Development Department in accordance with HUD guidelines:

| <u>Family Size</u> | <u>Maximum Annual Income</u> |
|--------------------|------------------------------|
| 1 | \$17,000 |
| 2 | 19,400 |
| 3 | 21,800 |
| 4 | 24,250 |
| 5 | 25,750 |
| 6 | 27,300 |
| 7 | 28,800 |
| 8 | 30,300 |

Funds for this program are made available through the CDBG program and administered by the City's Redevelopment Agency. For fiscal year 1988-89 the City allocated \$200,000 for this program.

3. Neighborhood Housing Program

The City's Development Department administers several programs providing rehabilitation assistance within specific neighborhoods.

- a. The Downtown Rebate Program offers rebates up to \$2,500 for exterior improvements in the Downtown area.
- b. The Downtown Housing Rehabilitation Loan Program provides maximum \$10,000 loans at 3% interest for up to 20 years to owner-occupants in the Downtown area. The property to be renovated must be located in the area bounded by First Street, Tequesquite Avenue, Redwood Drive and the Riverside Freeway.
- c. The Eastside Home Improvement Program allows for grants up to \$1,500 for repairs such as electrical, plumbing and/or roofing, which are needed to correct a health and safety problem. Additionally, grant funds of up to \$1,500 are available for exterior painting or restuccoing of residences.
- d. The Arlanza/La Sierra Home Improvement Program provides grant funds of up to \$1,000 for minor home repairs and up to \$1,500 for exterior improvements to owner occupied residences in the Arlanza/La Sierra Target area.
- e. The Northside Home Improvement Program provides grant funds of up to \$1,500 for interior or exterior home improvements to residents of the Northside Target area.

All of the above neighborhood programs are funded with CDBG monies. In addition, Development Department staff includes two full-time Community Services Representatives who are responsible for providing residents within the Specific Target Areas with information on the various available housing programs, and assist in the preparation of applications. The City Council recently approved the hiring of one additional Community Services Representative and three part-time Community Services Aides. The new part-time Community Aide position is envisioned as a neighborhood resident from the specific target area serving as a liaison between the City and neighborhood residents, providing information and responding to concerns of local residents. It is estimated that these new positions will be filled by March, 1989. Formation of these new positions is anticipated to increase program visibility and encourage greater community participation in the various CDBG-funded programs.

4. Senior Home Repair Program

The City of Riverside, through contract with the Housing Authority of the County of Riverside, provides free home repairs for homeowners over 62 years of age who meet the following income requirements:

| <u>FAMILY SIZE</u> | <u>MAXIMUM ANNUAL INCOME</u> |
|--------------------|------------------------------|
| 1 | \$10,800 |
| 2 | 12,350 |
| 3 | 13,900 |
| 4 | 15,450 |
| 5 | 16,700 |

Repairs are limited to a maximum cost of materials of \$250. Services are also available to handicapped persons meeting the income guidelines, regardless of age.

5. Casa Blanca Housing Replacement

In the Casa Blanca Target Area the City's Development Department operates a program to replace substandard owner-occupied dwelling units. The program involves the removal of seriously dilapidated houses, clearance of the site and the provision of low interest (9%) loans for reconstruction of the new dwelling. The program also provides assistance for the temporary relocation of affected residents. In addition, the Redevelopment Agency also owns a residence which can be utilized for the temporary relocation of housing program participants.

6. Housing Code Enforcement

Housing Code enforcement in Riverside currently operates on a complaint-response basis. Complaints are routed to the Housing Inspector who is responsible for making inspections and obtaining code compliance. The Housing Inspector normally issues a "Notice and Order" to the property owner requesting that the noted violations be corrected within 45 days, with

work to commence within 30 days. Should corrections not be made, the Housing Inspector may record a certificate with the County Recorder classifying the building as substandard. These procedures are authorized under the Uniform Housing Code. The Housing Inspector in the City of Riverside is presently not authorized to issue citations. As of January, 1989, the backlog of new complaints and open cases in need of follow-up is estimated to number in the hundreds. This heavy backlog is due primarily to limited staff availability. As a result, complaints are investigated on a priority basis.

In addition to the standard citywide enforcement procedures, a property maintenance/code enforcement pilot program was established for the Eastside Community utilizing CDBG funds. The Eastside Neighborhood Improvement Program was initiated in response to requests by local residents for a higher level of code compliance within their community. The program involved a coordinated systematic approach to code enforcement focusing on four aspects of code compliance: Inoperable vehicles, trash/debris build-up, dangerous/substandard structures, and vehicles parked on front lawns.

The first step of this program involved cross training of inspectors to develop a comprehensive inspection system. At the same time the program was advertised and publicized within the community. A letter was then sent to each resident within the study area indicating that a systematic survey would be undertaken to identify areas of concern relative to code compliance. Once the survey was completed, followup letters were sent indicating the results and elaborating remedial action. Reinspection took place approximately 30 days later, followed by a final letter indicating an appropriate course of action. Remaining violations were referred to the responsible department for standard followup procedures. During the program, the City further encouraged clean-up efforts by reducing vehicle tow-away charges and providing free trash hauling services through a series of clean-up days held within the community.

Results of this program were mixed. For example, abatement of trash and debris was successful, resulting in the removal of approximately 100 tons of trash. However, of the 144 structures identified as substandard, 129 remained as such at the end of the program. The heavy work backlog of the City Housing Inspector was cited as a factor in this low rate of abatement. Overall the pilot program was considered a success. It proved that a comprehensive approach to code enforcement could be successful, particularly if limited to a well defined target area. Community and political support were also cited as critical factors to the success of such a program. Utilization of the Community Development housing programs and staff in conjunction with enforcement efforts was also identified as a major component for a successful program. As a result of this pilot program, the City is studying methods of coordinating ongoing enforcement efforts for increased efficiency.

The City also instituted a systematic code enforcement program for downtown Riverside in 1985. This program, initiated at the request of neighborhood residents, involved the systematic inspection of all multifamily residential structures containing 3 or more units. Funded by tax increments from the Downtown Redevelopment Project Area, this program was administered by the Development Department. It involved hiring of a full time inspector to provide systematic inspections, and the necessary legal assistance to pursue followup abatement actions. Originally intended as a 6 month program in 1985, it was extended to allow for additional followup work. The project area was also expanded over the life of the program. The contract inspector estimates that approximately 800 units were inspected during the program when it ended in Spring, 1988. At the end of the program, much of the followup work was still pending, and is now being processed under standard City procedures.

7. Community Redevelopment

The City of Riverside's Redevelopment Agency was established in 1967 pursuant to provisions of California's Community Redevelopment Law. The primary purposes of the Community Redevelopment Law include:

"(Eliminating) blighted areas or economic liabilities, or both, requiring redevelopment in the interest of the health, safety and general welfare of the people...., (Expanding) the supply of low and moderate income housing.... (and) employment opportunities for jobless, underemployed and low income persons...."

In furthering the above stated purposes, Riverside's Redevelopment Agency has initiated a number of programs, some of which have been previously described in this section. As previously discussed under "Housing Affordability" on page 61, funds for Redevelopment Agency activities come primarily from Redevelopment tax increments accrued from the seven existing redevelopment project areas. Redevelopment Law requires that 20% of all tax increments be set aside for low and moderate income housing purposes.

8. Rental Rehabilitation

The City Development Department operates a rental rehabilitation matching funds program for the rehabilitation of rental units citywide. This program is intended to improve the stock of rental housing for low to moderate income families. This is a matching funds program whereby the City provides grants up to \$5,000 per unit, contingent upon the owner financing the remainder of the rehabilitation costs. The City also offers loans through a local lending agency with 7% financing for terms of 15 years for this remainder portion.

ALTERNATIVE PROGRAMS

Following are a number of alternative programs by which the City could choose to promote Housing and Neighborhood Conservation:

1. Housing Code Enforcement

Lack of regular maintenance and repair on housing units will eventually lead to the need for major rehabilitation or in the worst case replacement of the unit. Additionally, the presence of deteriorated structures in a particular neighborhood can tend to discourage adjacent neighbors in the regular maintenance of their own dwellings which can eventually lead to the decline of entire neighborhoods. Active enforcement of the local housing code is one program that can help prevent deterioration of individual structures and the potential blighting of entire neighborhoods. The current housing code enforcement program in Riverside is discussed on page 96. There are other alternative methods of code enforcement which are discussed below.

a. Concentrated Housing Code Enforcement Activities

Unlike the existing program of housing code enforcement utilized in Riverside, a concentrated housing code enforcement program could involve a systematic house-by-house code inspection with mandatory compliance requirements. This type of program could focus on specific neighborhoods, particularly those which are still basically sound but just beginning to show scattered signs of decline.

Since decline and the related costs of repair would be relatively minimal in such a neighborhood, owner protest should be low compared to that which could be expected if this program were attempted in an area exhibiting a high incidence of substandard housing. Should this program be attempted in an area of substantial substandard housing concentration, it would most likely be necessary to offer rehabilitation assistance in the form of grants and/or loans to achieve the goals of this program.

Implementation of this program in Riverside would require increased expenditures in order to hire necessary additional housing inspectors. State law imposes fines of up to \$5,000 on owners of seriously substandard rental properties. That part of such fines in excess of \$500 is reimbursed to the enforcing agency which investigated the violation. These funds are one potential source of financing for code enforcement activities. Other possible sources of program funding include general revenue and CDBG funds.

As previously discussed, the Eastside Neighborhood Home Improvement Program and Downtown Code Enforcement Program represent forms of concentrated code enforcement that the City has instituted during the past several years.

b. California Revenue and Taxation Code Sections 17299

This rarely used provision of the State Revenue and Taxation Code prohibits owners of substandard housing from claiming depreciation, amortization, mortgage interest and property tax deductions on state income tax returns. Enforcement would require initial inspection, issuance of a notice of violation and reinspection to assure correction of violations. Should code violations be determined to remain upon reinspection, the matter would be referred to the State Franchise Tax Board.

State legislation enacted under AB 3515 established the Local Agency Code Enforcement and Rehabilitation Fund. Funds collected as a result of enforcement of Section 17299 are deposited in this fund and are redistributed annually to the entities from which they originated. Local agencies receiving such funds are required to use them for programs involving code enforcement, rehabilitation or minimization of tenant displacement as a result of code enforcement.

c. Pre-Occupancy Inspection

A pre-occupancy inspection program would require that prior to occupancy of a dwelling unit by a new owner or tenant an inspection of the unit be made by a building inspector in order to assure conformance with the housing code. All violations of the housing code would necessarily be corrected prior to moving into the unit.

One disadvantage of this program is that it would apply equally to all housing regardless of age. In many instances, inspection of relatively new housing would be a needless expense. Additionally, the cost burden would be disproportionately high for those owners of dwellings when the ordinance is initially effective, since the costs of first time inspection and repair are likely to be higher than costs resulting from subsequent inspections.

As with the previously described alternatives, implementation of this program would require increased expenditures for additional inspectors, support and administrative staff, and associated costs. Some of this additional cost could be minimized by fee requirements for occupancy inspections.

The City of Pasadena has operated a program similar to the above since September, 1975. Pasadena requires inspection and issuance of an occupancy certificate prior to any change in occupancy unless inspection has been made within the past one year period.

As a matter of information, the City of Riverside considered the development of a pre-occupancy inspection program in 1986 and 1987. This original proposal ultimately evolved into a systematic inspection program aimed toward multi-family units. The final version under consideration involved the systematic inspection of all rental units over 20 years of age in buildings containing two or more units. However, this program was never adopted; rather, code enforcement efforts in the City are currently oriented toward concentrated enforcement activities as previously discussed, as well as potential adoption of a citywide property maintenance ordinance which is discussed under subsection "e".

d. Voluntary Housing Code Inspection

This program would operate on a voluntary basis with the City offering free-of-charge inspection upon request of an owner or prospective buyer. The voluntary aspect of this program tends to inhibit program effectiveness, however. Many owners are likely to be hesitant to request that their homes be inspected when doing so may result in costly repairs being necessary. As a matter of State law, the City must require compliance with any major violations which are found during inspection. Compliance would be required within 45 days of notification of existing violation with the opportunity for time extensions of 6 months to one year at the City's option. Such flexibility in compliance time could make this alternative more feasible since owners would then have additional time to obtain needed financing.

e. Property Maintenance Ordinance

The City could also consider adoption of a property maintenance ordinance to enhance neighborhood conservation. In general, a property maintenance ordinance establishes standards for the appearance of properties related to factors such as litter or junk accumulation, overgrown yards, deteriorating buildings, and the like. Such an ordinance could involve consolidating the various enforcement, health and safety and zoning enforcement programs presently scattered throughout a number of departments within the City into a comprehensive program, and further establish and define enforcement powers. The City of Escondido adopted a property maintenance ordinance in 1986 which provides for administrative procedures to abate violations related to property appearance. The City of Riverside is currently considering adoption of a property maintenance ordinance based in part on the City of Escondido's program.

f. Disclosure of Conditions Prior to Sale

California Civil Code Section 1102 requires that sellers of properties developed with one to four residential units disclose material facts that may affect the value or desirability of the subject property to the buyer prior to purchase. Such information might typically include zoning, property tax assessment for the previous year, assessment

funds, outstanding code violations and structural additions or alterations for which permits were obtained. By requiring disclosure of such conditions prior to sale, the buyer has more complete information and may then seek alternative terms or be discouraged from buying altogether. Additionally, owners may be encouraged to correct code violations prior to offering the dwelling for sale.

2. Financial Assistance Program

As previously described, financial assistance programs are the major component of the overall rehabilitation effort in Riverside. Not surprisingly, financial assistance programs generally receive more community acceptance than code enforcement programs since the financial burden on the housing occupant is either diminished or eliminated. A variety of program types are available with funding stimulus coming from one or a combination of federal, state and local sources. Some of the alternative types of rehabilitation assistance programs by funding source are described below.

a. Federal Financial Assistance Programs

Section 8 Moderate Rehabilitation

This program encourages the rehabilitation of rental property for occupancy by Section 8 recipients. It does not provide funding for rehabilitation; rather it guarantees Section 8 payments to owners of rehabilitated projects where eligible tenants reside. Moderate rehabilitation is defined as rehabilitation involving only a limited amount of work on a dwelling unit, which normally can be accomplished without the displacement of tenants.

Mortgage Insurance Programs

Under a variety of programs, the federal government provides mortgage insurance for rehabilitation of existing housing or construction of new housing. These programs include: (a) Section 220 Homes and Rental Housing in Urban Renewal Areas; (b) Section 207 Mortgage Insurance for Multi-Family Housing and Mobile Home Parks; (c) Section 223(f) Mortgage Insurance for Existing Multi-Family Rental Housing; (d) Section 221(d)(2) Homeownership and Rehabilitation for Low- and Moderate-Income Families; (e) Section 221(d)(3) and (4) Rental Housing for Moderate-Income Families; (f) Section 231 Mortgage Insurance Rental Housing for the Elderly and (g) Section 234(c) Mortgage Insurance for Purchase or Rehabilitation of Condominiums. A number of these programs may be inactive due to a lack of funding.

Title I, Section 2 Home Improvement Loan Insurance

Through this program, HUD provides 15 year loans to property owners and long term tenants to finance improvements on individual homes and multi-family structures.

Loans up to \$17,500 on individual homes and as high as \$8,750 per unit on apartment buildings may be approved, although the total loan amount cannot exceed \$43,750. Credit worthy property owners and tenants whose leases are at least 6 months longer than the loan term are eligible. This program is administered through private lenders. No income limits are imposed.

Urban Homesteading

This program provides for transfer without payment of HUD owned homes to local governments for the purpose of sale to qualified urban residents for nominal amounts. The homesteader must make a commitment to rehabilitate as necessary to comply with code standards within 3 years of occupying the residence. Additionally, they must have the financial capacity for homeownership and use the home as their principal residence for three years. Cities may use local, state, private and federal funds to provide homesteaders with rehabilitation assistance.

b. State Financial Assistance Programs

Deferred Payment Rehabilitation Loan Programs

This program is intended to assist local jurisdictions in rehabilitation housing for low to moderate income households. Loans are generally made to low income owner occupants of one to four unit properties. Non-occupant owners of rental properties may also qualify. At least 80 percent of available funds are designated for the rehabilitation of rental projects. Owners of assisted rental projects are required to limit rent increases and assure tenancy by low-income individuals after rehabilitation. The maximum loan amount is \$10,000 per unit, up to a total of \$100,000. Loans are made at 3% interest and must be repaid within 5 years. Local entities with an operating rehabilitation program which utilizes federal, state and local funding sources are eligible under this program.

Special User Housing Rehabilitation

Loans under this program are intended to fund the acquisition and/or rehabilitation of substandard apartments for the elderly, group residences or apartments occupied by the physically and mentally disabled, or residential hotels occupied by low or very low income persons. Both local government agencies and private corporations are eligible under this program.

c. Local Financial Assistance Programs

Marks-Foran Residential Rehabilitation Act

The Marks-Foran Residential Rehabilitation Act enacted in 1973 authorizes cities, counties, public housing authorities and redevelopment agencies to sell tax exempt revenue bonds in order to make available long-term, below-market interest rate loans for the purpose of residential rehabilitation.

Prior to implementation of a Marks-Foran program, a comprehensive rehabilitation program must be adopted. This program must include specific standards for selecting neighborhoods to be eligible for assistance, in addition to findings that a substantial number of substandard dwellings are found in such neighborhoods, that financial assistance is necessary to arrest deterioration and that residential rehabilitation in the area is economically feasible. These findings, however, are not required if the neighborhood is within a redevelopment project area. Additional program components include: (1) requirements for citizen participation, and, especially, participation by affected residents; (2) a commitment by the community to enforce rehabilitation standards on 95% of the structures in the rehabilitation area; and (3) plans for providing the public improvements necessary for revitalization of the neighborhood.

Marks-Foran loans may be used to pay for work needed for (1) compliance with the city's residential rehabilitation standards; (2) general property improvements not required by such standards (up to 20 percent of the loan for absentee-owned property and up to 40 percent for owner-occupied property); (3) refinancing of loans on rehabilitated property (provided at least 20 percent of the total loan is used for meeting the city's rehabilitation standards); and (4) architectural, engineering, appraisal, origination, and other fees. Marks-Foran loans may also be used to upgrade housing for low- and moderate-income persons outside a residential rehabilitation area and to finance construction of replacement housing.

Loans are made through qualified lenders for terms of up to 40 years and must be insured. The total of all existing loans on the property to be rehabilitated and the proposed Marks-Foran loan cannot exceed 80% of the post-rehabilitation value of property. However, if it has been demonstrated that the value of the property will not decline during the term of the loan, the ratio can reach 95 percent. If the loan is made to a low-income person, this ratio can be extended to 97 percent of the after-rehabilitation value of the property.

Nonprofit corporations which develop housing specifically for low-income households, are authorized to receive loans of up to 100 percent of either the total development cost or of the after-rehabilitation value, if, during the life of the loan, the units remain designated for low-income households that are eligible for rent subsidies provided by governmental agencies.

Communities are encouraged to make this source of funding more attractive for low income housing by subsidizing the already below-market interest rate through the use of CDBG funds.

Marks-Foran loans may be issued without a referendum and are not subject to Article 34 requirements.

Conventional Loans

In several California cities, the availability of community development funds in combination with anti-redlining efforts have led a number of banks to become involved in local efforts to provide housing financing. Presently, Security Pacific National Bank services rehabilitation loans through the compensating balance loan program. This program provides below-market interest rate loans for rehabilitation work under the Home Loan Rehabilitation program. Under the Security Pacific plan, the city subsidizes the reduced interest rate by making a lump sum payment equal to the differential loan cost between the market and subsidized interest rates.

Public Utilities

Revenues from publicly owned utilities may be used as a source of low-interest home improvement loans. California Public Utilities Code Section 2781 et. seq. permits electric and gas utilities to make loans for home insulation, which are then repaid through the monthly bill. Such loans could also be made by a publicly owned utility at low-interest rates for other types of rehabilitation.

3. Craftsman Program

Using funds available through Community Development or Manpower Trainee programs, communities may hire elderly or unskilled young persons to perform a variety of rehabilitation and maintenance tasks for low income households. In addition to providing needed housing rehabilitation, such programs also provide meaningful work for retired persons and training for unemployed youth.

4. Tool-lending Program

In cooperation with a craftsman program, a community could operate at minimal cost a tool-lending and advice service to stimulate home maintenance and repair. Expert advice and assistance could be supplied by voluntary crafts people and/or City building inspectors. A mobile lending service bringing both tools and advice to residents would make this service more accessible. Home repair courses taught by local volunteers or building inspection staff could be used to supplement this program. In addition to providing tools and/or assistance and advice, the City could also make available low cost building materials to low income residents.

5. Local Homesteading Program

In addition to HUD's Homesteading Program, communities have the option of independently operating a homesteading program. A homesteading program at the local level requires the community to acquire abandoned and dilapidated dwellings either through a gift in lieu of delinquent taxes, condemnation through a code enforcement abatement procedure, a sale arising from default, or other method. The community then leases the property at a nominal sum to applicants meeting financial and capability criteria. The homesteader agrees

to rehabilitate the property within a specified time. If the property is rehabilitated within the agreed period, then title is transferred to the homesteader and the property returned to the tax rolls.

Homesteading can allow communities to facilitate rehabilitation of abandoned property with minimal outlay of public funds beyond original dedications and the forfeiture of nominal property tax revenue.

Based on an evaluation of the above-described current and alternative programs and in consideration of identified needs, the following program is recommended for the Housing and Neighborhood Conservation component of the Housing Program.

RECOMMENDED PROGRAM: HOUSING AND NEIGHBORHOOD CONSERVATION

OBJECTIVE: I To provide sound quality housing and desirable neighborhoods citywide.

POLICY: *I1 The City should promote the maintenance of existing sound quality housing.

SPECIFIC
ACTIONS: I1.1 Consider the further utilization of concentrated code enforcement programs (such as the Eastside Neighborhood Improvement Program and Downtown Code Enforcement Program) in other developed areas within the city when the need and community support warrant such activity. Consideration should also be given to coordinating such activities with the existing CDBG rehabilitation programs.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Various sources including Department budget, CDBG funds, and tax increments.

I1.2 Consider the adoption of a citywide property maintenance ordinance.

RESPONSIBILITY: Various affected City departments.

TIMING: 3-6 months following adoption of the Housing Element.

FUNDING: Department budgets.

I1.3 Pursue options to consolidate building, housing, zoning and other code enforcement efforts in order to provide a more efficient, coordinated enforcement approach.

RESPONSIBILITY: Various City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

- I1.4 Work with the State Franchise Tax Board in order to enforce the provisions of California Revenue and Taxation Code Sections 17299 and 24436.5 which prohibit owners of substandard housing from claiming depreciation, amortization, mortgage interest and property tax deductions on state income tax returns.

RESPONSIBILITY: City of Riverside/State Franchise Tax Board.

TIMING: Ongoing.

FUNDING: Department budgets.

POLICY: *I2 The City should promote the revitalization and rehabilitation of substandard residential structures.

SPECIFIC ACTIONS: I2.1 Utilize Development Department staff for program outreach purposes in order to disseminate information to the community relative to the availability of public and private financial assistance programs for residential rehabilitation.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

- I2.2 Actively pursue federal and state assistance for providing rehabilitation grants and programs.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

- I2.3 Determine the feasibility of establishing a Craftsman and Tool Lending Program, utilizing State funding if available.

RESPONSIBILITY: Various affected City departments.

TIMING: Twelve to eighteen months following adoption of the Housing Element.

FUNDING: Department budgets and a variety of other sources, including CDBG funds, the exact nature of which are as yet undetermined.

- I2.4 Continue current efforts to provide financial assistance to aid in the rehabilitation of low and moderate income units. These programs include the Home Loan Rehabilitation Program, Neighborhood Housing Programs, Senior Home Repair Program, Redevelopment Housing Replacement, Deferred Loan Program, Rental Rehabilitation Program, and Senior Citizen/Handi-capped Loan and Grant Programs.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Combination of local, state and federal funds.

- I2.5 The Redevelopment Agency should consider the utilization of tax increment setaside funds for property maintenance and code enforcement purposes.

RESPONSIBILITY: Development Department.

TIMING: 3-6 months following adoption of the Housing Element.

FUNDING: Tax increment setasides.

POLICY: *I3 The City should provide adequate public facilities and services in all neighborhoods of the City including older deteriorating neighborhoods, sound existing neighborhoods and newly developing areas.

SPECIFIC ACTIONS: I3.1 Continue to give high priority to housing-related programs funded with CDBG funds.

RESPONSIBILITY: City of Riverside.

TIMING: Ongoing.

FUNDING: Department budgets.

- I3.2 Continue to seek advice and input from the CDBG Neighborhood Project Area Committees relative to neighborhood rehabilitation efforts in CDBG Target Areas.

RESPONSIBILITY: Various affected City departments.

TIMING: Ongoing.

FUNDING: Department budgets.

Housing Program Five Year Goal

Adopted housing program goals are contained in the City's 1988-91 Housing Assistance Plan (HAP). These goals are based upon projected availability of and participation in City funded housing programs.

In order that the goals identified in the HAP may be applied to the five year period covered by this Housing Element, Planning Department staff has extrapolated goals from the 1988-91 HAP, to the period 1989 to 1994. The City's 1988-91 HAP, as approved by the U.S. Department of Housing and Urban Development, is presented in Appendix 4.

FIVE YEAR ASSISTANCE GOALS 1/1/89 to 1/1/94

| Number of Lower Income Households to be Assisted | | | | |
|--|--------------|----------|-----------------|-----------------|
| | Total | Elderly* | Small Families* | Large Families* |
| A. Homeowner Housing Assistance | | | | |
| 1. Rehabilitation | 345 | | | |
| 2. New Construction | 50 | | | |
| 3. Home Improvements | <u>3,250</u> | | | |
| Total | 3,645 | | | |
| B. Renter Housing Assistance | | | | |
| 1. Rehabilitation | 105 | | | |
| 2. New Construction | 163 | | | |
| 3. Home Improvements | 20 | | | |
| 4. Rental Subsidies | <u>1,897</u> | 379 | 1,309 | 209 |
| Total | 2,185 | | | |

* Data on these categories available for rental subsidies only.

The above noted assistance goals are those for lower income households to be assisted directly by the City through current City funded housing programs. Additional assistance, including that necessary to achieve the identified new construction need for 8,219 additional units by 1994, may be provided by the City and/or private developers through programs established and implemented as a result of this Housing Element.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS AND COMMUNITY PLANS

State housing element legislation requires that a jurisdiction's housing element include an identification of the means by which consistency will be achieved with other general plan elements and community goals. Preparation of this Housing Element has taken into consideration policies contained in the remaining elements of the City of Riverside General Plan and its various community plans. Identified housing goals may be realized through land use patterns projected by the Land Use Element and the future circulation system identified by the Circulation and Transportation Element. Since Land Use Element designations take into consideration goals contained in the various community plans as well as development limitations identified by the Noise, Seismic Safety and Safety, and Open Space, Conservation and Scenic Highways Elements, this Housing Element is also consistent with those General Plan elements.

PUBLIC PARTICIPATION

State housing element law requires that "...local government make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element", and further requires that this effort be described in the housing program. The following is intended to satisfy this requirement.

The initial step in public participation in preparation of the revised 1989 Housing Element begins in March 1989. During several meetings in March and April, a City Council appointed Citizens Advisory Committee is scheduled to review the entire draft Housing Element. This twelve member Committee consists of a broad spectrum of the community, including representatives of the City Planning Commission, the real estate profession, the building and development industry, the Chamber of Commerce, the banking industry and the community at large. The Citizens Advisory Committee is expected to recommend a number of changes and additions which will be incorporated into this document.

Subsequent to Citizens Advisory Committee review, the 1989 Housing Element will be subject to review at hearings before the City's Environmental Protection Commission, Planning Commission and City Council. Advance notice of public hearings before the Planning Commission and City Council will be given in the local newspaper. Additionally, notices will be mailed to a number of individuals and groups, including representatives of local businesses, government, higher education and minority organizations, inviting their participation in preparation of this document.

UPDATING AND MONITORING

As previously discussed in Chapter 1, the City is required as part of this Housing Element update to review the previously adopted 1984 Housing Element and evaluate:

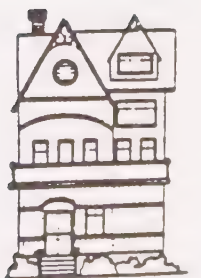
1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
3. The progress of the City in implementation of the Housing Element.

The ability of the City to meet its quantified housing need is one criterion for evaluating the effectiveness of the Housing Element. Based on figures from the 1983 Regional Housing Assessment Model, the 1984 Housing Element projected a need for 7,610 additional dwelling units between 1984 and 1989. More than 12,000 dwelling units were actually constructed during this period. This clearly illustrates that the real demand far exceeded SCAG's projection.

The adoption of recommended specific actions from the 1984 Housing Element is another gauge of the City's progress in implementing the Housing Element. Over 50% of the recommended specific actions identified in the 1984 Housing Element have been implemented. Important programs established pursuant to recommended specific actions include expanded code enforcement efforts, the current Fair Housing Program, the new Shared Housing Program for the elderly, and the purchase of properties for future low and moderate income housing projects. It should also be noted that the City has also responded to new concerns that have arisen since the 1984 Housing Element was adopted. An example is the City's response to the plight of the homeless.

However, the effectiveness of the Housing Element is not wholly defined by the number of units either assisted or constructed. Rather the value of this document lies in the identification of the City's housing goals and objectives, and establishment of a framework for meeting these goals and objectives. The Existing Programs section of the 1984 Housing Element functions as such a framework, assisting in the attainment of the City's housing goals and objectives. In addition, the goals and policies contained therein are consistent with the overall state housing goals and contribute to the attainment of these goals. The 1989 Housing Element update, by incorporating and updating information from the 1984 Housing Element, also contributes to the attainment of the state housing goals.

APPENDICES



APPENDIX 1

City of Riverside Detailed Population Data

Unless otherwise noted, the following data has been compiled from the 1980 U.S. Census.

TOTAL POPULATION

| Census Tract | 1970 | | 1980 | | % Numerical Change |
|-------------------|---------|-------|---------|-------|--------------------|
| | # | % | # | % | |
| CITY TOTAL | 140,089 | 100.0 | 170,591 | 100.0 | 21.8 |
| NORTHSIDE | | | | | |
| 301 | 4,275 | 3.0 | 4,967 | 2.9 | 16.2 |
| 303 | 190 | 0.1 | 737 | 0.4 | 287.9 |
| Community Total | 4,465 | 3.1 | 5,704 | 3.3 | 27.8 |
| DOWNTOWN | | | | | |
| 302 | 3,962 | 2.8 | 4,314 | 2.5 | 8.9 |
| 303 | 4,313 | 3.1 | 3,768 | 2.2 | -12.6 |
| Community Total | 8,275 | 5.9 | 8,082 | 4.7 | -2.3 |
| EASTSIDE | | | | | |
| 304 | 4,273 | 3.1 | 4,686 | 2.8 | 9.7 |
| 305 | 5,908 | 4.2 | 6,488 | 3.8 | 9.8 |
| Community Total | 10,181 | 7.3 | 11,174 | 6.6 | 9.8 |
| UNIVERSITY | | | | | |
| 422.02 | 1,797 | 1.3 | 1,587 | 0.9 | -11.7 |
| 422.03 | 1,970 | 1.4 | 5,145 | 3.0 | 141.3 |
| Community Total | 3,767 | 2.7 | 6,732 | 3.9 | 78.7 |
| BOX SPRINGS | | | | | |
| 422.04 | 5,838 | 4.2 | 5,301 | 3.1 | -9.2 |
| CANYON CREST | | | | | |
| 422.01 | 3,735 | 2.7 | 7,779 | 4.6 | 108.3 |
| VICTORIA | | | | | |
| 306 | 6,265 | 4.5 | 6,602 | 3.9 | 5.4 |
| 312 | 5,701 | 4.1 | 6,365 | 3.7 | 11.7 |
| Community Total | 11,966 | 8.6 | 12,967 | 7.6 | 8.4 |
| MAGNOLIA CENTER | | | | | |
| 307 | 5,220 | 3.7 | 4,751 | 2.8 | -9.0 |
| 310 | 7,552 | 5.4 | 7,696 | 4.5 | 1.9 |
| 311 | 4,556 | 3.2 | 4,279 | 2.5 | -6.1 |
| Community Total | 17,328 | 12.3 | 16,726 | 9.8 | -3.5 |
| MOUNTAIN VIEW | | | | | |
| 308 | 5,642 | 4.0 | 5,478 | 3.2 | -2.9 |
| AIRPORT | | | | | |
| 309 | 2,649 | 1.9 | 2,599 | 1.5 | -1.9 |
| RAMONA | | | | | |
| 314.01 | 5,566 | 4.0 | 4,954 | 2.9 | -11.0 |
| 314.02 | 4,957 | 3.5 | 4,725 | 2.8 | -4.7 |
| 315.01 | 4,303 | 3.1 | 4,677 | 2.7 | 8.7 |
| 315.02 | 6,010 | 4.3 | 5,856 | 3.4 | -2.6 |
| Community Total | 20,836 | 14.9 | 20,212 | 11.8 | -3.0 |
| CASA BLANCA | | | | | |
| 313 | 2,614 | 1.9 | 2,307 | 1.4 | -11.7 |
| GREENBELT | | | | | |
| 317 | 5,468 | 3.9 | 10,421 | 6.1 | 90.6 |
| ARLINGTON | | | | | |
| 316 | 5,634 | 4.0 | 6,734 | 4.0 | 19.5 |
| ARLANZA/LA SIERRA | | | | | |
| 409 | 7,365 | 5.3 | 9,667 | 5.7 | 31.3 |
| 410 | 3,613 | 2.6 | 7,319 | 4.3 | 102.6 |
| 411 | 4,655 | 3.3 | 5,709 | 3.4 | 22.6 |
| 412 | 6,239 | 4.4 | 7,359 | 4.3 | 18.0 |
| 413 | 3,738 | 2.7 | 4,740 | 2.8 | 26.8 |
| 414.01 | 6,028 | 4.3 | 12,858 | 7.5 | 113.3 |
| 414.02 | 53 | - | 723 | 0.4 | 1,264.2 |
| Community Total | 31,691 | 22.6 | 48,375 | 28.4 | 52.7 |

| RACE | | White | | Black | | Other | | Hispanic | | Total |
|-------------------|---------|-------|--------|-------|-------|-------|--------|----------|---------|-------|
| Census Tract | # | % | # | % | # | % | # | % | | |
| CITY TOTAL | 125,527 | 73.6 | 11,404 | 6.7 | 6,135 | 3.6 | 27,525 | 16.1 | 170,591 | |
| NORTHSIDE | | | | | | | | | | |
| 301 | 3,332 | 67.1 | 299 | 6.0 | 158 | 3.2 | 1,178 | 23.7 | 4,967 | |
| 423 | 538 | 73.0 | 29 | 3.9 | 59 | 8.0 | 111 | 15.1 | 737 | |
| Community Total | 3,870 | 67.8 | 328 | 5.8 | 217 | 3.8 | 1,289 | 22.6 | 5,704 | |
| DOWNTOWN | | | | | | | | | | |
| 302 | 3,502 | 81.2 | 156 | 3.6 | 152 | 3.5 | 504 | 11.7 | 4,314 | |
| 303 | 2,794 | 73.9 | 266 | 7.1 | 205 | 5.4 | 513 | 13.6 | 3,768 | |
| Community Total | 6,286 | 77.8 | 422 | 5.2 | 357 | 4.4 | 1,017 | 12.6 | 8,082 | |
| EASTSIDE | | | | | | | | | | |
| 304 | 751 | 16.0 | 1,389 | 29.6 | 102 | 2.2 | 2,444 | 52.2 | 4,686 | |
| 305 | 2,126 | 32.8 | 2,250 | 34.7 | 202 | 3.1 | 1,910 | 29.4 | 6,488 | |
| Community Total | 2,877 | 25.7 | 3,639 | 32.6 | 304 | 2.7 | 4,354 | 39.0 | 11,174 | |
| UNIVERSITY | | | | | | | | | | |
| 422.02 | 1,044 | 65.8 | 113 | 7.1 | 228 | 14.4 | 202 | 12.7 | 1,587 | |
| 422.03 | 3,528 | 68.6 | 765 | 14.9 | 347 | 6.7 | 505 | 9.8 | 5,145 | |
| Community Total | 4,572 | 67.9 | 878 | 13.1 | 575 | 8.5 | 707 | 10.5 | 6,732 | |
| BOX SPRINGS | | | | | | | | | | |
| 422.04 | 4,295 | 81.0 | 365 | 6.9 | 333 | 6.3 | 308 | 5.8 | 5,301 | |
| CANYON CREST | | | | | | | | | | |
| 422.01 | 6,707 | 86.2 | 410 | 5.3 | 290 | 3.7 | 372 | 4.8 | 7,779 | |
| VICTORIA | | | | | | | | | | |
| 306 | 6,021 | 91.2 | 138 | 2.1 | 185 | 2.8 | 258 | 3.9 | 6,602 | |
| 312 | 5,146 | 80.8 | 303 | 4.8 | 165 | 2.6 | 751 | 11.8 | 6,365 | |
| Community Total | 11,167 | 86.1 | 441 | 3.4 | 350 | 2.7 | 1,009 | 7.8 | 12,967 | |
| MAGNOLIA CENTER | | | | | | | | | | |
| 307 | 4,135 | 87.0 | 110 | 2.3 | 121 | 2.6 | 385 | 8.1 | 4,751 | |
| 310 | 5,958 | 77.4 | 604 | 7.8 | 196 | 2.6 | 938 | 12.2 | 7,696 | |
| 311 | 3,703 | 86.5 | 144 | 3.4 | 117 | 2.7 | 315 | 7.4 | 4,279 | |
| Community Total | 13,796 | 82.5 | 858 | 5.1 | 434 | 2.6 | 1,638 | 9.8 | 16,726 | |
| MOUNTAIN VIEW | | | | | | | | | | |
| 308 | 4,701 | 85.8 | 182 | 3.3 | 125 | 2.3 | 470 | 8.6 | 5,478 | |
| AIRPORT | | | | | | | | | | |
| 309 | 1,608 | 61.9 | 472 | 18.1 | 49 | 1.9 | 470 | 18.1 | 2,599 | |
| RAMONA | | | | | | | | | | |
| 314.01 | 4,148 | 83.7 | 115 | 2.3 | 104 | 2.1 | 587 | 11.9 | 4,954 | |
| 314.02 | 4,022 | 85.1 | 125 | 2.7 | 91 | 1.9 | 487 | 10.3 | 4,725 | |
| 315.01 | 3,930 | 84.0 | 131 | 2.8 | 171 | 3.7 | 445 | 9.5 | 4,677 | |
| 315.02 | 4,895 | 83.6 | 257 | 4.4 | 150 | 2.5 | 554 | 9.5 | 5,856 | |
| Community Total | 16,995 | 84.1 | 628 | 3.1 | 516 | 2.5 | 2,073 | 10.3 | 20,212 | |
| CASA BLANCA | | | | | | | | | | |
| 313 | 181 | 7.9 | 121 | 5.2 | 14 | 0.6 | 1,991 | 86.3 | 2,307 | |
| GREENBELT | | | | | | | | | | |
| 317 | 7,396 | 71.0 | 717 | 6.9 | 339 | 3.2 | 1,969 | 18.9 | 10,421 | |
| ARLINGTON | | | | | | | | | | |
| 316 | 5,246 | 77.9 | 254 | 3.8 | 391 | 5.8 | 843 | 12.5 | 6,734 | |
| ARLANZA/LA SIERRA | | | | | | | | | | |
| 409 | 7,242 | 74.9 | 355 | 3.7 | 488 | 5.0 | 1,582 | 16.4 | 9,667 | |
| 410 | 5,620 | 76.8 | 251 | 3.4 | 327 | 4.5 | 1,121 | 15.3 | 7,319 | |
| 411 | 3,297 | 57.7 | 398 | 7.0 | 186 | 3.3 | 1,828 | 32.0 | 5,709 | |
| 412 | 5,409 | 73.5 | 233 | 3.1 | 315 | 4.3 | 1,402 | 19.1 | 7,359 | |
| 413 | 3,147 | 66.4 | 91 | 1.9 | 152 | 3.2 | 1,350 | 28.5 | 4,740 | |
| 414.01 | 10,408 | 80.9 | 360 | 2.8 | 373 | 2.9 | 1,717 | 13.4 | 12,858 | |
| 414.02 | 707 | 97.8 | 1 | - | 0 | 0.0 | 15 | 2.1 | 723 | |
| Community Total | 35,830 | 74.1 | 1,689 | 3.5 | 1,841 | 3.8 | 9,015 | 18.6 | 48,375 | |

| Census Tract | Under 5 Years | | 5-14 Years | | 15-24 Years | | 25-44 Years | | 45-64 Years | | 65 Years and over | |
|--------------------------|------------------|------------|---------------|-------------|----------------|-------------|----------------|-------------|----------------|-------------|----------------------|------------|
| | # | % | # | % | # | % | # | % | # | % | # | % |
| CITY TOTAL | 14,161 | 8.3 | 26,440 | 15.5 | 34,306 | 20.1 | 50,651 | 29.7 | 30,034 | 17.6 | 14,958 | 8.8 |
| NORTHSIDE | | | | | | | | | | | | |
| 301 | 550 | 11.1 | 775 | 15.6 | 980 | 19.7 | 1,516 | 30.5 | 695 | 14.0 | 451 | 9.1 |
| 423 | 111 | 14.8 | 123 | 16.4 | 152 | 20.3 | 275 | 36.8 | 80 | 10.7 | 7 | 1.0 |
| Community Total | 661 | 11.6 | 898 | 15.7 | 1,132 | 19.8 | 1,791 | 31.3 | 775 | 13.6 | 458 | 8.0 |
| DOWNTOWN | | | | | | | | | | | | |
| 302 | 281 | 6.5 | 498 | 11.5 | 770 | 17.9 | 1,393 | 32.3 | 695 | 16.1 | 677 | 15.7 |
| 303 | 247 | 6.5 | 324 | 8.6 | 909 | 24.1 | 1,069 | 28.4 | 462 | 12.3 | 757 | 20.1 |
| Community Total | 528 | 6.5 | 822 | 10.2 | 1,679 | 20.8 | 2,462 | 30.9 | 1,157 | 14.3 | 1,434 | 17.7 |
| EASTSIDE | | | | | | | | | | | | |
| 304 | 518 | 11.1 | 822 | 17.5 | 959 | 20.5 | 1,179 | 25.2 | 775 | 16.5 | 433 | 9.2 |
| 305 | 620 | 9.6 | 988 | 15.2 | 1,673 | 25.8 | 1,758 | 27.1 | 948 | 14.6 | 501 | 7.7 |
| Community Total | 1,138 | 10.2 | 1,810 | 16.2 | 2,632 | 23.5 | 2,937 | 26.3 | 1,723 | 15.4 | 934 | 8.4 |
| UNIVERSITY | | | | | | | | | | | | |
| 422.02 | 115 | 7.2 | 117 | 7.4 | 896 | 56.5 | 450 | 28.3 | 9 | 0.6 | 0 | 0.0 |
| 422.03 | 411 | 8.0 | 472 | 9.2 | 1,520 | 29.5 | 1,761 | 34.2 | 615 | 12.0 | 366 | 7.1 |
| Community Total | 526 | 7.8 | 589 | 8.8 | 2,416 | 35.9 | 2,211 | 32.8 | 624 | 9.3 | 366 | 5.4 |
| BOX SPRINGS | | | | | | | | | | | | |
| 422.04 | 304 | 5.7 | 803 | 15.2 | 1,158 | 21.9 | 1,605 | 30.3 | 1,189 | 22.5 | 231 | 4.4 |
| CANYON CREST | | | | | | | | | | | | |
| 422.01 | 367 | 4.7 | 1,130 | 14.5 | 1,360 | 17.5 | 2,652 | 34.1 | 1,920 | 24.7 | 350 | 4.5 |
| VICTORIA | | | | | | | | | | | | |
| 306 | 284 | 4.3 | 1,103 | 16.7 | 959 | 14.5 | 1,883 | 28.5 | 1,916 | 29.1 | 457 | 6.9 |
| 312 | 470 | 7.4 | 1,043 | 16.3 | 1,153 | 18.1 | 1,997 | 31.3 | 1,400 | 22.0 | 313 | 4.9 |
| Community Total | 754 | 5.8 | 2,146 | 16.5 | 2,112 | 16.3 | 3,880 | 29.9 | 3,316 | 25.6 | 770 | 5.9 |
| MAGNOLIA CENTER | | | | | | | | | | | | |
| 307 | 315 | 6.6 | 476 | 10.0 | 908 | 19.1 | 1,405 | 29.6 | 800 | 16.9 | 847 | 17.8 |
| 310 | 574 | 7.4 | 1,170 | 15.2 | 1,328 | 17.3 | 2,129 | 27.7 | 1,551 | 20.1 | 944 | 12.3 |
| 311 | 274 | 6.4 | 465 | 10.9 | 659 | 15.4 | 1,136 | 26.6 | 947 | 22.1 | 798 | 18.6 |
| Community Total | 1,163 | 7.0 | 2,111 | 12.6 | 2,895 | 17.3 | 4,670 | 27.9 | 3,298 | 19.7 | 2,589 | 15.5 |
| MOUNTAIN VIEW | | | | | | | | | | | | |
| 308 | 331 | 8.0 | 605 | 11.1 | 1,075 | 19.6 | 1,367 | 25.0 | 1,448 | 26.4 | 650 | 11.9 |
| AIRPORT | | | | | | | | | | | | |
| 309 | 208 | 8.0 | 645 | 24.8 | 467 | 17.9 | 878 | 33.8 | 343 | 13.2 | 60 | 2.3 |
| RAMONA | | | | | | | | | | | | |
| 314.01 | 298 | 6.0 | 613 | 12.4 | 977 | 19.7 | 1,408 | 28.4 | 1,111 | 22.4 | 547 | 11.1 |
| 314.02 | 298 | 6.3 | 582 | 12.3 | 900 | 19.1 | 1,374 | 29.1 | 940 | 19.9 | 631 | 13.3 |
| 315.01 | 241 | 5.1 | 614 | 13.1 | 1,186 | 25.4 | 1,162 | 24.8 | 784 | 16.8 | 690 | 14.8 |
| 315.02 | 467 | 8.0 | 1,001 | 17.1 | 1,120 | 19.1 | 1,823 | 31.1 | 1,064 | 18.2 | 381 | 6.5 |
| Community Total | 1,304 | 6.5 | 2,810 | 13.9 | 4,183 | 20.7 | 5,767 | 28.5 | 3,899 | 19.3 | 2,249 | 11.1 |
| CASA BLANCA | | | | | | | | | | | | |
| 313 | 232 | 10.1 | 469 | 20.4 | 507 | 22.1 | 500 | 21.8 | 374 | 16.3 | 214 | 9.3 |
| GREENBELT | | | | | | | | | | | | |
| 317 | 1,068 | 10.2 | 2,128 | 20.4 | 1,808 | 17.4 | 3,483 | 33.4 | 1,529 | 14.7 | 405 | 3.9 |
| ARLINGTON | | | | | | | | | | | | |
| 316 | 530 | 7.9 | 1,001 | 14.9 | 1,331 | 19.8 | 1,895 | 28.1 | 1,135 | 16.8 | 542 | 12.5 |
| ARLANZA/LA SIERRA | | | | | | | | | | | | |
| 409 | 764 | 7.9 | 1,421 | 14.7 | 2,166 | 22.5 | 2,625 | 27.3 | 1,705 | 17.7 | 950 | 9.9 |
| 410 | 879 | 12.0 | 1,575 | 21.5 | 1,261 | 17.2 | 2,507 | 34.3 | 862 | 11.8 | 235 | 3.2 |
| 411 | 826 | 14.5 | 1,178 | 20.6 | 1,197 | 21.0 | 1,512 | 26.5 | 693 | 12.1 | 303 | 5.3 |
| 412 | 811 | 11.0 | 1,332 | 18.1 | 1,477 | 20.1 | 2,269 | 30.8 | 1,085 | 14.8 | 185 | 5.2 |
| 413 | 565 | 11.9 | 798 | 16.8 | 1,037 | 21.9 | 1,347 | 28.4 | 705 | 14.9 | 288 | 6.1 |
| 414.01 | 1,202 | 9.3 | 2,169 | 16.8 | 2,400 | 18.6 | 4,253 | 33.0 | 1,911 | 14.8 | 962 | 7.5 |
| 414.02 | 0 | 0.0 | 0 | 0.0 | 13 | 1.9 | 40 | 5.9 | 343 | 50.5 | 283 | 41.7 |
| Community Total | 5,047 | 10.4 | 8,473 | 17.5 | 9,551 | 19.8 | 14,553 | 30.1 | 7,304 | 15.1 | 3,406 | 7.1 |

HOUSEHOLD NUMBER AND SIZE

| Census Tract | 1970 | | | 1980 | | |
|-------------------|----------------------|--------------|-----------------------|----------------------|--------------|-----------------------|
| | Number of Households | % City Total | Persons per Household | Number of Households | % City Total | Persons per Household |
| CITY TOTAL | 43,921 | 100.0 | 3.1 | 60,876 | 100.0 | 2.8 |
| NORTHSIDE | | | | | | |
| 301 | 1,468 | 3.3 | 2.9 | 1,755 | 2.9 | 2.8 |
| 423 | 97 | 0.2 | 2.0 | 296 | 0.5 | 2.5 |
| Community Total | 1,565 | 3.5 | 2.9 | 2,051 | 3.4 | 2.8 |
| DOWNTOWN | | | | | | |
| 302 | 1,803 | 4.1 | 2.2 | 1,993 | 3.2 | 2.1 |
| 303 | 2,111 | 4.8 | 1.8 | 2,132 | 3.5 | 1.7 |
| Community Total | 3,914 | 8.9 | 2.1 | 4,125 | 6.7 | 2.0 |
| EASTSIDE | | | | | | |
| 304 | 1,363 | 3.1 | 3.1 | 1,479 | 2.4 | 3.1 |
| 305 | 2,229 | 5.1 | 2.6 | 2,483 | 4.1 | 2.6 |
| Community Total | 3,591 | 8.2 | 2.8 | 3,962 | 6.5 | 2.8 |
| UNIVERSITY | | | | | | |
| 422.02 | 262 | 0.6 | 3.0 | 242 | 0.4 | 3.0 |
| 422.03 | 883 | 2.0 | 2.2 | 2,467 | 4.0 | 2.1 |
| Community Total | 1,145 | 2.6 | 2.4 | 2,709 | 4.4 | 2.2 |
| BOX SPRINGS | | | | | | |
| 422.04 | 1,649 | 3.8 | 3.5 | 1,795 | 2.9 | 2.9 |
| CANYON CREST | | | | | | |
| 422.01 | 1,054 | 2.4 | 3.5 | 3,007 | 4.9 | 2.6 |
| VICTORIA | | | | | | |
| 306 | 1,751 | 4.0 | 3.6 | 2,234 | 3.7 | 2.9 |
| 312 | 1,484 | 3.4 | 3.5 | 2,134 | 3.5 | 3.0 |
| Community Total | 3,235 | 7.4 | 3.6 | 4,368 | 7.2 | 3.0 |
| MAGNOLIA CENTER | | | | | | |
| 307 | 2,065 | 4.7 | 2.5 | 2,096 | 3.4 | 2.2 |
| 310 | 2,420 | 5.5 | 3.1 | 2,859 | 4.7 | 2.7 |
| 311 | 1,693 | 3.9 | 2.6 | 1,800 | 2.9 | 2.3 |
| Community Total | 6,178 | 14.1 | 2.8 | 6,755 | 11.0 | 2.5 |
| MOUNTAIN VIEW | | | | | | |
| 308 | 1,872 | 4.3 | 3.0 | 2,106 | 3.4 | 2.6 |
| AIRPORT | | | | | | |
| 309 | 671 | 1.5 | 3.8 | 766 | 1.3 | 3.4 |
| RAMONA | | | | | | |
| 314.01 | 1,899 | 4.3 | 2.8 | 2,079 | 3.4 | 2.4 |
| 314.02 | 1,644 | 3.7 | 3.8 | 1,855 | 3.0 | 2.4 |
| 315.01 | 1,206 | 2.7 | 3.4 | 1,664 | 2.7 | 2.5 |
| 315.02 | 1,551 | 3.5 | 3.8 | 1,840 | 3.0 | 3.1 |
| Community Total | 6,300 | 14.2 | 3.3 | 7,438 | 12.1 | 2.7 |
| CASA BLANCA | | | | | | |
| 313 | 641 | 1.5 | 4.1 | 641 | 1.1 | 3.5 |
| GREENBELT | | | | | | |
| 317 | 1,485 | 3.4 | 3.7 | 3,177 | 5.2 | 3.3 |
| ARLINGTON | | | | | | |
| 316 | 2,015 | 4.6 | 2.7 | 2,605 | 4.3 | 2.5 |
| ARLANZA/LA SIERRA | | | | | | |
| 409 | 1,927 | 4.4 | 3.3 | 3,037 | 5.0 | 3.0 |
| 410 | 961 | 2.2 | 3.8 | 2,121 | 3.5 | 3.4 |
| 411 | 1,360 | 3.1 | 3.4 | 1,670 | 2.7 | 3.4 |
| 412 | 1,586 | 3.6 | 3.9 | 2,148 | 3.5 | 3.3 |
| 413 | 1,120 | 2.6 | 3.3 | 1,536 | 2.5 | 3.1 |
| 414.01 | 1,631 | 3.7 | 3.4 | 4,484 | 7.3 | 2.9 |
| 414.02 | 21 | 0.0 | 2.5 | 375 | 1.1 | 2.6 |
| Community Total | 8,606 | 19.6 | 3.6 | 15,371 | 25.6 | 3.1 |

HOUSEHOLD INCOME (Citywide Median \$17,911)

| Census Tract | Less than \$10,000 | | \$10,000 to \$14,999 | | \$15,000 to \$22,499 | | Greater than \$22,500 | | Total |
|-------------------|-----------------------|------|-------------------------|------|-------------------------|------|--------------------------|------|--------|
| | # | % | # | % | # | % | # | % | |
| CITY TOTAL | 13,979 | 25.8 | 9,045 | 15.5 | 12,306 | 20.7 | 22,874 | 38.0 | 60,876 |
| NORTHSIDE | | | | | | | | | |
| 301 | 501 | 28.7 | 410 | 23.4 | 419 | 23.9 | 425 | 24.2 | 1,755 |
| 423 | 130 | 43.9 | 43 | 14.5 | 95 | 32.1 | 28 | 9.5 | 296 |
| Community Total | 631 | 30.8 | 453 | 22.1 | 514 | 25.0 | 453 | 22.1 | 2,051 |
| DOWNTOWN | | | | | | | | | |
| 302 | 686 | 34.4 | 406 | 20.4 | 347 | 17.4 | 554 | 27.8 | 1,993 |
| 303 | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| Community Total | 686 | 34.4 | 406 | 20.4 | 347 | 17.4 | 554 | 27.8 | 1,993 |
| EASTSIDE | | | | | | | | | |
| 304 | 725 | 49.0 | 265 | 17.9 | 205 | 13.9 | 284 | 19.2 | 1,479 |
| 305 | 1,230 | 49.6 | 408 | 16.4 | 341 | 13.7 | 504 | 20.3 | 2,483 |
| Community Total | 1,955 | 49.3 | 673 | 17.0 | 546 | 13.8 | 788 | 19.9 | 3,962 |
| UNIVERSITY | | | | | | | | | |
| 422.02 | 104 | 43.0 | 65 | 26.9 | 34 | 14.0 | 39 | 16.1 | 242 |
| 422.03 | 868 | 35.2 | 591 | 23.9 | 525 | 21.3 | 483 | 19.6 | 2,467 |
| Community Total | 972 | 35.9 | 656 | 24.2 | 559 | 20.6 | 522 | 19.3 | 2,709 |
| BOX SPRINGS | | | | | | | | | |
| 422.04 | 204 | 11.4 | 175 | 9.7 | 353 | 19.7 | 1,063 | 59.2 | 1,795 |
| CANYON CREST | | | | | | | | | |
| 422.01 | 337 | 11.2 | 320 | 10.6 | 445 | 14.8 | 1,905 | 63.4 | 3,007 |
| VICTORIA | | | | | | | | | |
| 306 | 140 | 6.3 | 102 | 4.6 | 271 | 12.1 | 1,721 | 77.0 | 2,234 |
| 312 | 206 | 9.6 | 260 | 12.2 | 536 | 25.1 | 1,132 | 53.1 | 2,134 |
| Community Total | 346 | 7.9 | 362 | 8.3 | 807 | 18.5 | 2,853 | 65.3 | 4,368 |
| MAGNOLIA CENTER | | | | | | | | | |
| 307 | 576 | 27.5 | 385 | 18.4 | 401 | 19.1 | 734 | 35.0 | 2,096 |
| 310 | 643 | 22.5 | 378 | 13.2 | 684 | 23.9 | 1,154 | 40.4 | 2,859 |
| 311 | 512 | 28.4 | 300 | 16.7 | 356 | 19.8 | 632 | 35.1 | 1,800 |
| Community Total | 1,731 | 25.6 | 1,063 | 15.8 | 1,441 | 21.3 | 2,520 | 37.3 | 6,755 |
| MOUNTAIN VIEW | | | | | | | | | |
| 308 | 436 | 20.7 | 313 | 14.9 | 443 | 21.0 | 914 | 43.4 | 2,106 |
| AIRPORT | | | | | | | | | |
| 309 | 104 | 13.6 | 135 | 17.6 | 219 | 28.6 | 308 | 40.2 | 766 |
| RAMONA | | | | | | | | | |
| 314.01 | 552 | 26.5 | 386 | 18.6 | 556 | 26.7 | 585 | 28.2 | 2,079 |
| 314.02 | 422 | 22.7 | 341 | 18.4 | 506 | 27.3 | 586 | 31.6 | 1,855 |
| 315.01 | 537 | 32.3 | 251 | 15.1 | 346 | 20.8 | 530 | 31.8 | 1,664 |
| 315.02 | 316 | 17.2 | 275 | 14.9 | 363 | 19.7 | 886 | 48.2 | 1,840 |
| Community Total | 1,827 | 24.6 | 1,253 | 16.8 | 1,771 | 23.8 | 2,587 | 34.8 | 7,438 |
| CASA BLANCA | | | | | | | | | |
| 313 | 326 | 50.9 | 101 | 15.7 | 89 | 13.9 | 125 | 19.5 | 641 |
| GREENBELT | | | | | | | | | |
| 317 | 567 | 17.9 | 325 | 10.2 | 610 | 19.2 | 1,675 | 52.7 | 3,177 |
| ARLINGTON | | | | | | | | | |
| 316 | 765 | 29.4 | 494 | 18.9 | 552 | 21.2 | 794 | 30.5 | 2,605 |
| ARLANZA/LA SIERRA | | | | | | | | | |
| 409 | 603 | 19.9 | 475 | 15.6 | 733 | 24.1 | 1,226 | 40.4 | 3,037 |
| 410 | 348 | 16.4 | 276 | 13.0 | 609 | 28.7 | 888 | 41.9 | 2,121 |
| 411 | 567 | 34.0 | 319 | 19.1 | 385 | 23.0 | 399 | 23.9 | 1,670 |
| 412 | 468 | 21.8 | 316 | 14.7 | 567 | 26.4 | 797 | 37.1 | 2,148 |
| 413 | 425 | 27.7 | 281 | 18.3 | 359 | 23.4 | 471 | 30.6 | 1,536 |
| 414.01 | 1,056 | 23.6 | 593 | 13.2 | 899 | 20.0 | 1,936 | 43.2 | 4,484 |
| 414.02 | 165 | 44.0 | 56 | 14.9 | 58 | 15.5 | 96 | 25.6 | 375 |
| Community Total | 3,632 | 23.6 | 2,316 | 15.1 | 3,610 | 23.5 | 5,813 | 37.8 | 15,371 |

... data suppressed

EMPLOYMENT BY INDUSTRY - TOP SIX INDUSTRIES

| Census Tract | Professional Services | | Manufacture | | Retail Trade | | Public Administration | | Construction | | Finance | |
|--------------------------|-----------------------|-------------|---------------|-------------|---------------|-------------|-----------------------|------------|--------------|------------|--------------|------------|
| | # | % | # | % | # | % | # | % | # | % | # | % |
| CITY TOTAL | 19,741 | 23.9 | 14,046 | 18.4 | 13,253 | 17.4 | 4,967 | 6.5 | 4,886 | 6.4 | 4,869 | 6.4 |
| NORTHSIDE | | | | | | | | | | | | |
| 301 | 396 | 20.1 | 479 | 24.3 | 334 | 16.9 | 165 | 8.4 | 105 | 5.3 | 66 | 3.4 |
| 423 | 72 | 24.2 | 56 | 18.8 | 69 | 23.2 | 7 | 2.4 | 0 | 0.0 | 32 | 10.7 |
| Community Total | 468 | 20.6 | 535 | 23.6 | 403 | 17.8 | 172 | 7.6 | 105 | 4.6 | 98 | 4.3 |
| DOWNTOWN | | | | | | | | | | | | |
| 302 | 582 | 28.7 | 256 | 12.6 | 294 | 14.5 | 175 | 8.6 | 98 | 4.8 | 139 | 6.9 |
| 303 | 494 | 30.6 | 277 | 17.2 | 297 | 18.4 | 131 | 8.1 | 87 | 5.4 | 76 | 4.7 |
| Community Total | 1,076 | 29.5 | 533 | 14.6 | 591 | 16.2 | 306 | 8.4 | 185 | 5.1 | 215 | 5.9 |
| EASTSIDE | | | | | | | | | | | | |
| 304 | 358 | 21.2 | 408 | 24.1 | 238 | 14.1 | 105 | 6.2 | 65 | 3.8 | 43 | 2.5 |
| 305 | 618 | 23.2 | 449 | 16.9 | 495 | 18.6 | 238 | 8.9 | 141 | 5.3 | 57 | 2.1 |
| Community Total | 976 | 22.4 | 857 | 19.7 | 733 | 16.8 | 343 | 7.9 | 206 | 4.7 | 100 | 2.3 |
| UNIVERSITY | | | | | | | | | | | | |
| 422.02 | 433 | 71.2 | 93 | 8.7 | 75 | 12.3 | 14 | 2.3 | 0 | 0.0 | 0 | 0.0 |
| 422.03 | 822 | 32.8 | 454 | 18.1 | 351 | 14.0 | 225 | 9.0 | 129 | 5.1 | 122 | 4.9 |
| Community Total | 1,255 | 40.3 | 507 | 16.3 | 426 | 13.7 | 239 | 7.7 | 129 | 4.1 | 122 | 3.9 |
| BOIS SPRINGS | | | | | | | | | | | | |
| 422.04 | 1,145 | 41.0 | 339 | 12.1 | 362 | 13.0 | 233 | 8.3 | 105 | 3.8 | 239 | 8.6 |
| CANYON CREST | | | | | | | | | | | | |
| 422.01 | 1,391 | 31.7 | 665 | 15.2 | 761 | 17.3 | 364 | 8.3 | 130 | 3.0 | 508 | 11.6 |
| VICTORIA | | | | | | | | | | | | |
| 306 | 1,093 | 34.5 | 312 | 9.8 | 508 | 16.0 | 155 | 4.9 | 100 | 3.2 | 349 | 11.0 |
| 312 | 970 | 29.4 | 520 | 15.8 | 589 | 17.9 | 225 | 6.8 | 157 | 4.8 | 251 | 7.6 |
| Community Total | 2,063 | 31.9 | 832 | 12.9 | 1,097 | 17.0 | 380 | 5.9 | 257 | 4.0 | 600 | 9.3 |
| MAGNOLIA CENTER | | | | | | | | | | | | |
| 307 | 728 | 31.3 | 312 | 13.4 | 470 | 20.2 | 152 | 6.5 | 131 | 5.6 | 174 | 7.5 |
| 310 | 880 | 25.8 | 592 | 17.4 | 543 | 15.9 | 236 | 6.9 | 288 | 6.7 | 297 | 8.7 |
| 311 | 493 | 25.0 | 349 | 17.7 | 310 | 15.7 | 131 | 6.6 | 125 | 6.3 | 93 | 4.7 |
| Community Total | 2,101 | 27.2 | 1,253 | 16.3 | 1,323 | 17.2 | 519 | 6.7 | 484 | 6.3 | 564 | 7.3 |
| MOUNTAIN VIEW | | | | | | | | | | | | |
| 308 | 763 | 28.1 | 462 | 17.0 | 404 | 14.9 | 199 | 7.3 | 176 | 6.5 | 167 | 6.1 |
| AIRPORT | | | | | | | | | | | | |
| 309 | 241 | 21.8 | 241 | 21.8 | 218 | 19.7 | 41 | 3.7 | 65 | 5.9 | 60 | 5.4 |
| RAMONA | | | | | | | | | | | | |
| 314.01 | 651 | 25.9 | 314 | 12.5 | 493 | 19.6 | 198 | 7.9 | 152 | 6.1 | 216 | 8.6 |
| 314.02 | 527 | 22.7 | 419 | 18.1 | 450 | 19.4 | 112 | 4.8 | 177 | 7.6 | 141 | 6.1 |
| 315.01 | 736 | 34.7 | 267 | 12.6 | 417 | 19.7 | 132 | 6.2 | 139 | 6.6 | 96 | 4.5 |
| 315.02 | 506 | 18.4 | 494 | 18.0 | 638 | 23.2 | 221 | 8.1 | 128 | 4.7 | 206 | 7.5 |
| Community Total | 2,420 | 25.0 | 1,494 | 15.4 | 1,998 | 20.6 | 663 | 6.8 | 596 | 6.1 | 659 | 6.8 |
| CASA BLANCA | | | | | | | | | | | | |
| 313 | 133 | 17.7 | 227 | 30.2 | 56 | 7.5 | 16 | 2.1 | 36 | 4.8 | 13 | 1.7 |
| GREENBELT | | | | | | | | | | | | |
| 317 | 935 | 20.4 | 801 | 17.4 | 812 | 17.7 | 327 | 7.1 | 376 | 8.2 | 376 | 8.2 |
| ARLINGTON | | | | | | | | | | | | |
| 316 | 572 | 19.6 | 570 | 19.6 | 564 | 19.4 | 225 | 7.7 | 248 | 8.5 | 180 | 6.2 |
| ARLANZA/LA SIERRA | | | | | | | | | | | | |
| 409 | 1,580 | 35.0 | 717 | 15.8 | 741 | 16.3 | 236 | 5.2 | 287 | 6.3 | 246 | 5.4 |
| 410 | 390 | 13.9 | 816 | 29.1 | 525 | 18.8 | 207 | 7.4 | 294 | 10.5 | 120 | 4.3 |
| 411 | 313 | 17.4 | 603 | 33.5 | 190 | 10.6 | 40 | 2.2 | 234 | 13.0 | 70 | 3.9 |
| 412 | 587 | 20.5 | 716 | 24.9 | 551 | 19.2 | 138 | 4.8 | 192 | 6.7 | 115 | 4.0 |
| 413 | 336 | 18.1 | 535 | 28.8 | 352 | 18.9 | 78 | 4.2 | 178 | 9.6 | 8 | 0.4 |
| 414.01 | 982 | 17.0 | 1,273 | 22.0 | 1,103 | 19.1 | 241 | 4.2 | 567 | 9.8 | 409 | 7.1 |
| 414.02 | 14 | 7.0 | 70 | 35.2 | 43 | 21.6 | 0 | 0.0 | 36 | 18.1 | 0 | 0.0 |
| Community Total | 4,202 | 21.2 | 4,730 | 23.8 | 3,505 | 17.7 | 940 | 4.7 | 1,788 | 9.0 | 968 | 4.9 |

CLASS OF WORKER

| Census Tract | Private | | Local Government | | State & Federal Government | | Self Employed | | Unpaid Family Worker | |
|-------------------|---------|------|------------------|------|----------------------------|------|---------------|------|----------------------|-----|
| | # | % | # | % | # | % | # | % | # | % |
| CITY TOTAL | 53,870 | 70.5 | 10,558 | 13.8 | 6,866 | 9.0 | 4,784 | 6.3 | 302 | 0.4 |
| NORTHSIDE | | | | | | | | | | |
| 301 | 1,439 | 73.0 | 325 | 16.5 | 119 | 6.0 | 81 | 4.1 | 8 | 0.4 |
| 423 | 226 | 75.8 | 34 | 11.4 | 38 | 12.8 | 0 | 0.0 | 0 | 0.0 |
| Community Total | 1,665 | 73.4 | 359 | 15.8 | 157 | 6.9 | 81 | 3.6 | 8 | 0.4 |
| DOWNTOWN | | | | | | | | | | |
| 302 | 1,351 | 66.6 | 280 | 13.8 | 241 | 11.9 | 153 | 7.5 | 4 | 0.2 |
| 303 | 1,105 | 68.5 | 245 | 15.2 | 177 | 11.0 | 86 | 5.3 | 0 | 0.0 |
| Community Total | 2,456 | 67.4 | 525 | 14.4 | 418 | 11.5 | 239 | 6.6 | 4 | 0.1 |
| EASTSIDE | | | | | | | | | | |
| 304 | 1,232 | 72.8 | 143 | 8.5 | 245 | 14.5 | 67 | 4.0 | 6 | 0.4 |
| 305 | 1,823 | 68.5 | 397 | 14.9 | 275 | 10.3 | 153 | 5.8 | 14 | 0.5 |
| Community Total | 3,055 | 70.2 | 540 | 12.4 | 520 | 11.9 | 220 | 5.1 | 20 | 0.5 |
| UNIVERSITY | | | | | | | | | | |
| 422.02 | 218 | 35.9 | 53 | 8.7 | 330 | 54.3 | 7 | 1.2 | 0 | 0.0 |
| 422.03 | 1,529 | 60.9 | 399 | 15.9 | 487 | 19.4 | 94 | 3.8 | 0 | 0.0 |
| Community Total | 1,747 | 56.1 | 452 | 14.5 | 817 | 26.2 | 101 | 3.2 | 0 | 0.0 |
| BOX SPRINGS | | | | | | | | | | |
| 422.04 | 1,389 | 49.7 | 540 | 19.3 | 677 | 24.2 | 160 | 5.7 | 27 | 1.0 |
| CANYON CREST | | | | | | | | | | |
| 422.01 | 2,839 | 64.7 | 713 | 16.2 | 505 | 11.5 | 300 | 6.8 | 33 | 0.8 |
| VICTORIA | | | | | | | | | | |
| 306 | 1,961 | 61.8 | 464 | 14.6 | 311 | 9.8 | 387 | 12.2 | 49 | 1.5 |
| 312 | 2,199 | 66.7 | 578 | 17.5 | 300 | 9.1 | 211 | 6.4 | 12 | 0.4 |
| Community Total | 4,160 | 64.3 | 1,042 | 16.1 | 611 | 9.4 | 598 | 9.2 | 61 | 0.9 |
| MAGNOLIA CENTER | | | | | | | | | | |
| 307 | 1,618 | 69.5 | 406 | 17.5 | 150 | 6.5 | 148 | 6.4 | 5 | 0.2 |
| 310 | 2,331 | 68.4 | 560 | 16.4 | 301 | 8.8 | 208 | 6.1 | 9 | 0.3 |
| 311 | 1,350 | 68.3 | 251 | 12.7 | 168 | 8.5 | 192 | 9.7 | 15 | 0.8 |
| Community Total | 5,299 | 68.7 | 1,217 | 15.8 | 619 | 8.0 | 548 | 7.1 | 29 | 0.4 |
| MOUNTAIN VIEW | | | | | | | | | | |
| 308 | 1,870 | 68.8 | 370 | 13.6 | 209 | 7.7 | 254 | 9.3 | 16 | 0.6 |
| AIRPORT | | | | | | | | | | |
| 309 | 824 | 74.6 | 143 | 12.9 | 86 | 7.8 | 52 | 4.7 | 0 | 0.0 |
| RAMONA | | | | | | | | | | |
| 314.01 | 1,737 | 69.1 | 359 | 14.3 | 227 | 9.0 | 190 | 7.6 | 0 | 0.0 |
| 314.02 | 1,656 | 71.4 | 371 | 16.0 | 106 | 4.6 | 188 | 8.1 | 0 | 0.0 |
| 315.01 | 1,474 | 69.5 | 377 | 17.8 | 155 | 7.3 | 108 | 5.1 | 6 | 0.3 |
| 315.02 | 2,059 | 75.0 | 347 | 12.6 | 164 | 6.0 | 167 | 6.1 | 8 | 0.3 |
| Community Total | 6,926 | 71.4 | 1,454 | 15.0 | 652 | 6.7 | 653 | 6.7 | 14 | 0.1 |
| CASA BLANCA | | | | | | | | | | |
| 313 | 559 | 74.3 | 120 | 16.0 | 37 | 4.9 | 17 | 2.3 | 19 | 2.5 |
| GREENBELT | | | | | | | | | | |
| 317 | 3,314 | 72.1 | 639 | 13.9 | 306 | 6.7 | 318 | 6.9 | 17 | 0.4 |
| ARLINGTON | | | | | | | | | | |
| 316 | 2,141 | 73.5 | 401 | 13.8 | 176 | 6.0 | 189 | 6.5 | 7 | 0.2 |
| ARLANZA/LA SIERRA | | | | | | | | | | |
| 409 | 3,517 | 77.5 | 465 | 10.2 | 229 | 5.0 | 309 | 6.8 | 21 | 0.5 |
| 410 | 2,189 | 78.2 | 283 | 10.1 | 188 | 6.7 | 140 | 5.0 | 0 | 0.0 |
| 411 | 1,507 | 83.7 | 159 | 8.8 | 49 | 2.7 | 74 | 4.1 | 12 | 0.7 |
| 412 | 2,224 | 77.5 | 297 | 10.3 | 199 | 6.9 | 140 | 4.9 | 11 | 0.4 |
| 413 | 1,460 | 78.5 | 208 | 11.2 | 78 | 4.2 | 110 | 5.9 | 3 | 0.2 |
| 414.01 | 4,550 | 78.8 | 623 | 10.8 | 327 | 5.7 | 275 | 4.8 | 0 | 0.0 |
| 414.02 | 179 | 90.0 | 8 | 4.0 | 6 | 3.0 | 6 | 3.0 | 0 | 0.0 |
| Community Total | 15,626 | 78.7 | 2,043 | 10.3 | 1,076 | 5.4 | 1,054 | 5.3 | 47 | 0.2 |

EMPLOYMENT - PLACE OF WORK BY PLACE OF RESIDENCE

| Census Tract | Work in Resident Place | | Work in Different Place | |
|-------------------|---------------------------|------|----------------------------|------|
| | # | % | # | % |
| CITY TOTAL | 42,981 | 57.6 | 24,798 | 33.2 |
| NORTHSIDE | | | | |
| 301 | 1,238 | 60.8 | 652 | 32.0 |
| 423 | 131 | 35.7 | 146 | 39.8 |
| Community Total | 1,369 | 57.0 | 798 | 33.2 |
| DOWNTOWN | | | | |
| 302 | 1,209 | 63.6 | 467 | 24.6 |
| 303 | 970 | 68.5 | 269 | 19.0 |
| Community Total | 2,179 | 65.7 | 736 | 22.2 |
| EASTSIDE | | | | |
| 304 | 1,035 | 65.2 | 302 | 19.0 |
| 305 | 1,652 | 62.9 | 650 | 24.7 |
| Community Total | 2,687 | 63.8 | 952 | 22.6 |
| UNIVERSITY | | | | |
| 422.02 | 496 | 88.9 | 36 | 6.5 |
| 422.03 | 1,508 | 59.3 | 832 | 32.7 |
| Community Total | 2,004 | 64.6 | 868 | 28.0 |
| BOX SPRINGS | | | | |
| 422.04 | 1,907 | 67.7 | 728 | 25.8 |
| CANYON CREST | | | | |
| 422.01 | 2,638 | 58.9 | 1,513 | 33.8 |
| VICTORIA | | | | |
| 306 | 2,126 | 68.4 | 788 | 25.4 |
| 312 | 2,035 | 63.9 | 881 | 27.7 |
| Community Total | 4,161 | 66.1 | 1,669 | 26.5 |
| MAGNOLIA CENTER | | | | |
| 307 | 1,414 | 62.4 | 510 | 22.5 |
| 310 | 1,933 | 59.0 | 1,069 | 32.6 |
| 311 | 1,232 | 68.6 | 449 | 25.0 |
| Community Total | 4,579 | 62.4 | 2,028 | 27.6 |
| MOUNTAIN VIEW | | | | |
| 308 | 1,667 | 64.3 | 758 | 29.2 |
| AIRPORT | | | | |
| 309 | 592 | 50.0 | 351 | 29.6 |
| RAMONA | | | | |
| 314.01 | 1,671 | 67.6 | 643 | 26.0 |
| 314.02 | 1,361 | 61.8 | 668 | 30.3 |
| 315.01 | 1,285 | 65.5 | 437 | 22.3 |
| 315.02 | 1,596 | 59.4 | 830 | 30.9 |
| Community Total | 5,913 | 63.4 | 2,578 | 27.6 |
| CASA BLANCA | | | | |
| 313 | 454 | 67.2 | 124 | 18.3 |
| GREENBELT | | | | |
| 317 | 2,354 | 52.3 | 1,779 | 39.5 |
| ARLINGTON | | | | |
| 316 | 1,555 | 56.3 | 936 | 33.9 |
| ARLANZA/LA SIERRA | | | | |
| 409 | 2,389 | 52.5 | 1,712 | 37.6 |
| 410 | 1,253 | 44.2 | 1,324 | 46.7 |
| 411 | 646 | 40.8 | 819 | 51.7 |
| 412 | 1,494 | 53.1 | 1,183 | 42.1 |
| 413 | 785 | 42.3 | 936 | 50.4 |
| 414.01 | 2,302 | 40.0 | 2,909 | 50.4 |
| 414.02 | 53 | 28.2 | 97 | 51.6 |
| Community Total | 8,922 | 45.5 | 8,980 | 45.8 |

HOUSING UNITS BY TYPE

| Census Tract | Single | | Multiple | | Mobile | | Total Housing Units |
|-------------------|--------|------|----------|------|--------|------|------------------------|
| | # | % | # | % | # | % | |
| CITY TOTAL | 45,859 | 71.5 | 16,610 | 25.9 | 1,694 | 2.6 | 64,163 |
| NORTHSIDE | | | | | | | |
| 301 | 1,571 | 81.6 | 354 | 18.4 | 0 | 0.0 | 1,925 |
| 423 | 103 | 29.7 | 204 | 58.8 | 40 | 11.5 | 347 |
| Community Total | 1,674 | 73.7 | 558 | 24.5 | 40 | 1.8 | 2,272 |
| DOWNTOWN | | | | | | | |
| 302 | 1,288 | 60.5 | 840 | 39.5 | 0 | 0.0 | 2,128 |
| 303 | 741 | 31.8 | 1,588 | 68.2 | 0 | 0.0 | 2,329 |
| Community Total | 2,029 | 45.5 | 2,428 | 54.5 | 0 | 0.0 | 4,457 |
| EASTSIDE | | | | | | | |
| 304 | 1,260 | 77.4 | 367 | 22.5 | 1 | 0.1 | 1,628 |
| 305 | 1,573 | 56.4 | 1,218 | 43.6 | 0 | 0.0 | 2,791 |
| Community Total | 2,833 | 64.1 | 1,585 | 35.0 | 1 | 0.0 | 4,419 |
| UNIVERSITY | | | | | | | |
| 422.02 | 183 | 67.5 | 88 | 32.5 | 0 | 0.0 | 271 |
| 422.03 | 368 | 14.1 | 2,064 | 79.1 | 179 | 6.8 | 2,611 |
| Community Total | 551 | 19.1 | 2,152 | 74.7 | 179 | 6.2 | 2,882 |
| BOX SPRINGS | | | | | | | |
| 422.04 | 1,554 | 84.5 | 286 | 15.5 | 0 | 0.0 | 1,840 |
| CANYON CREST | | | | | | | |
| 422.01 | 2,046 | 63.6 | 1,170 | 36.4 | 0 | 0.0 | 3,216 |
| VICTORIA | | | | | | | |
| 306 | 2,290 | 96.2 | 91 | 3.8 | 0 | 0.0 | 2,381 |
| 312 | 2,051 | 90.9 | 206 | 9.1 | 0 | 0.0 | 2,257 |
| Community Total | 4,341 | 93.6 | 297 | 6.4 | 0 | 0.0 | 4,638 |
| MAGNOLIA CENTER | | | | | | | |
| 307 | 1,701 | 77.5 | 495 | 22.5 | 0 | 0.0 | 2,196 |
| 310 | 2,329 | 79.2 | 610 | 20.8 | 0 | 0.0 | 2,939 |
| 311 | 1,430 | 76.3 | 445 | 23.7 | 0 | 0.0 | 1,875 |
| Community Total | 5,460 | 77.9 | 1,550 | 22.1 | 0 | 0.0 | 7,010 |
| MOUNTAIN VIEW | | | | | | | |
| 308 | 1,827 | 82.9 | 378 | 17.1 | 0 | 0.0 | 2,205 |
| AIRPORT | | | | | | | |
| 309 | 781 | 97.0 | 24 | 3.0 | 0 | 0.0 | 805 |
| RAMONA | | | | | | | |
| 314.01 | 1,390 | 65.4 | 736 | 34.6 | 0 | 0.0 | 2,126 |
| 314.02 | 1,360 | 69.5 | 597 | 30.5 | 0 | 0.0 | 1,957 |
| 315.01 | 1,011 | 59.5 | 689 | 40.5 | 0 | 0.0 | 1,700 |
| 315.02 | 1,674 | 86.5 | 261 | 13.5 | 0 | 0.0 | 1,935 |
| Community Total | 5,435 | 70.4 | 2,283 | 29.6 | 0 | 0.0 | 7,718 |
| CASA BLANCA | | | | | | | |
| 313 | 535 | 82.8 | 111 | 17.2 | 0 | 0.0 | 646 |
| GREENBELT | | | | | | | |
| 317 | 2,812 | 85.3 | 484 | 14.7 | 0 | 0.0 | 3,296 |
| ARLINGTON | | | | | | | |
| 316 | 1,830 | 67.5 | 779 | 28.8 | 101 | 3.7 | 2,710 |
| ARLANZA/LA SIERRA | | | | | | | |
| 409 | 2,343 | 73.2 | 515 | 16.1 | 343 | 10.7 | 3,201 |
| 410 | 2,014 | 91.0 | 199 | 9.0 | 0 | 0.0 | 2,213 |
| 411 | 1,341 | 76.0 | 423 | 24.0 | 0 | 0.0 | 1,764 |
| 412 | 2,041 | 89.8 | 233 | 10.2 | 0 | 0.0 | 2,274 |
| 413 | 1,337 | 86.0 | 217 | 14.0 | 0 | 0.0 | 1,554 |
| 414.01 | 3,029 | 65.1 | 938 | 20.2 | 684 | 14.7 | 4,651 |
| 414.02 | 46 | 11.7 | 0 | 0.0 | 346 | 88.3 | 392 |
| Community Total | 12,151 | 75.7 | 2,525 | 15.7 | 1,373 | 8.6 | 16,049 |

HOUSING TENURE

| Census Tract | 1970 | | | | 1980 | | | |
|-------------------|------------------------|------|-------------------------|------|------------------------|------|-------------------------|-------|
| | Owner Occupied # | % | Renter Occupied # | % | Owner Occupied # | % | Renter Occupied # | % |
| CITY TOTAL | 27,320 | 62.2 | 16,601 | 37.8 | 37,133 | 61.0 | 23,703 | 39.0 |
| NORTHSIDE | | | | | | | | |
| 301 | 910 | 62.0 | 558 | 38.0 | 1,142 | 64.6 | 626 | 35.4 |
| 423 | 64 | 66.0 | 33 | 34.0 | 136 | 44.0 | 173 | 56.0 |
| Community Total | 974 | 62.2 | 591 | 37.8 | 1,278 | 61.5 | 799 | 38.5 |
| DOWNTOWN | | | | | | | | |
| 302 | 857 | 47.5 | 946 | 52.6 | 963 | 48.5 | 1,021 | 51.5 |
| 303 | 349 | 16.5 | 1,762 | 83.5 | 371 | 17.7 | 1,725 | 82.3 |
| Community Total | 1,206 | 30.8 | 2,708 | 69.2 | 1,334 | 32.7 | 2,746 | 67.3 |
| EASTSIDE | | | | | | | | |
| 304 | 552 | 40.5 | 811 | 59.5 | 738 | 49.0 | 768 | 51.0 |
| 305 | 670 | 30.1 | 1,558 | 69.9 | 919 | 37.1 | 1,559 | 62.9 |
| Community Total | 1,222 | 34.0 | 2,369 | 66.0 | 1,657 | 41.6 | 2,327 | 58.4 |
| UNIVERSITY | | | | | | | | |
| 422.02 | 2 | 0.8 | 260 | 99.2 | 0 | 0.0 | 258 | 100.0 |
| 422.03 | 199 | 22.5 | 684 | 77.5 | 496 | 20.2 | 1,966 | 79.8 |
| Community Total | 201 | 17.6 | 944 | 82.4 | 496 | 18.2 | 2,224 | 81.8 |
| BOX SPRINGS | | | | | | | | |
| 422.04 | 1,208 | 73.3 | 441 | 26.7 | 1,295 | 73.2 | 474 | 26.8 |
| CANYON CREST | | | | | | | | |
| 422.01 | 927 | 88.0 | 127 | 12.0 | 1,889 | 63.7 | 1,075 | 36.3 |
| VICTORIA | | | | | | | | |
| 306 | 1,628 | 93.0 | 123 | 7.0 | 2,150 | 95.4 | 103 | 4.6 |
| 312 | 1,264 | 85.2 | 220 | 14.8 | 1,782 | 82.0 | 391 | 18.0 |
| Community Total | 2,892 | 89.4 | 343 | 10.6 | 3,932 | 88.8 | 494 | 11.2 |
| MAGNOLIA CENTER | | | | | | | | |
| 307 | 1,343 | 65.0 | 722 | 35.0 | 1,331 | 63.9 | 753 | 36.1 |
| 310 | 1,803 | 74.5 | 617 | 25.5 | 1,930 | 67.5 | 929 | 32.5 |
| 311 | 1,032 | 61.0 | 661 | 39.0 | 1,043 | 58.9 | 728 | 41.1 |
| Community Total | 4,178 | 67.6 | 2,000 | 32.4 | 4,304 | 64.1 | 2,410 | 35.9 |
| MOUNTAIN VIEW | | | | | | | | |
| 308 | 1,469 | 78.5 | 403 | 21.5 | 1,521 | 72.0 | 593 | 28.0 |
| AIRPORT | | | | | | | | |
| 309 | 527 | 78.5 | 144 | 21.5 | 628 | 78.8 | 169 | 21.2 |
| RAMONA | | | | | | | | |
| 314.01 | 1,148 | 60.5 | 751 | 39.5 | 1,140 | 54.9 | 935 | 45.1 |
| 314.02 | 1,097 | 66.7 | 547 | 33.3 | 1,071 | 57.1 | 804 | 42.9 |
| 315.01 | 842 | 69.8 | 364 | 30.2 | 814 | 49.3 | 838 | 50.7 |
| 315.02 | 1,340 | 86.4 | 211 | 13.6 | 1,448 | 77.5 | 421 | 22.5 |
| Community Total | 4,427 | 70.3 | 1,873 | 29.7 | 4,473 | 59.9 | 2,998 | 40.1 |
| CASA BLANCA | | | | | | | | |
| 313 | 380 | 59.3 | 261 | 40.7 | 346 | 55.3 | 280 | 44.7 |
| GREENBELT | | | | | | | | |
| 317 | 1,002 | 67.5 | 483 | 32.5 | 2,371 | 75.2 | 782 | 24.8 |
| ARLINGTON | | | | | | | | |
| 316 | 1,024 | 50.8 | 991 | 49.2 | 1,263 | 48.8 | 1,326 | 51.2 |
| ARLANZA/LA SIERRA | | | | | | | | |
| 409 | 1,272 | 66.0 | 655 | 34.0 | 2,139 | 70.3 | 902 | 29.7 |
| 410 | 766 | 79.7 | 195 | 20.3 | 1,516 | 71.0 | 620 | 29.0 |
| 411 | 621 | 45.7 | 739 | 54.3 | 783 | 47.0 | 882 | 53.0 |
| 412 | 1,224 | 77.2 | 362 | 22.8 | 1,576 | 72.7 | 593 | 27.3 |
| 413 | 642 | 57.3 | 478 | 42.7 | 942 | 63.4 | 543 | 36.6 |
| 414.01 | 1147 | 70.3 | 484 | 29.7 | 3,064 | 68.4 | 1,413 | 31.6 |
| 414.02 | 11 | 52.4 | 10 | 47.6 | 326 | 86.0 | 53 | 14.0 |
| Community Total | 5,683 | 69.6 | 2,923 | 30.4 | 10,346 | 67.4 | 5,006 | 32.6 |

VACANT UNITS BY TENURE

| Census Tract | Vacant For Sale | For Sale Vacancy Rate | Vacant For Rent | For Rent Vacancy Rate | Vacant Other | Total Vacant Units | Total Housing Units |
|-------------------|--------------------|--------------------------|--------------------|--------------------------|-----------------|-----------------------|------------------------|
| CITY TOTAL | 763 | 2.0 | 1,494 | 5.9 | 1,037 | 3,294 | 64,165 |
| NORTHSIDE | | | | | | | |
| 301 | 29 | 2.5 | 86 | 12.1 | 42 | 157 | 1,925 |
| 423 | 15 | 9.9 | 7 | 3.9 | 9 | 31 | 331 |
| Community Total | 44 | 3.3 | 93 | 10.4 | 51 | 188 | 2,256 |
| DOWNTOWN | | | | | | | |
| 302 | 16 | 1.6 | 71 | 6.5 | 56 | 143 | 2,128 |
| 303 | 8 | 2.1 | 151 | 8.1 | 71 | 230 | 2,329 |
| Community Total | 24 | 1.8 | 222 | 7.5 | 127 | 373 | 4,457 |
| EASTSIDE | | | | | | | |
| 304 | 7 | 0.9 | 88 | 10.3 | 27 | 122 | 1,628 |
| 305 | 32 | 4.3 | 209 | 11.8 | 69 | 310 | 2,791 |
| Community Total | 39 | 2.3 | 297 | 11.3 | 96 | 432 | 4,419 |
| UNIVERSITY | | | | | | | |
| 422.02 | 0 | - | 14 | 5.2 | 4 | 18 | 271 |
| 422.03 | 32 | 6.1 | 78 | 3.8 | 34 | 144 | 2,611 |
| Community Total | 32 | 6.1 | 92 | 4.0 | 38 | 162 | 2,882 |
| BOX SPRINGS | | | | | | | |
| 422.04 | 8 | 0.6 | 29 | 5.8 | 24 | 61 | 1,840 |
| CANYON CREST | | | | | | | |
| 422.01 | 109 | 5.5 | 123 | 10.3 | 18 | 250 | 3,216 |
| VICTORIA | | | | | | | |
| 306 | 69 | 3.1 | 3 | 2.8 | 56 | 128 | 2,381 |
| 312 | 21 | 1.2 | 20 | 4.9 | 31 | 72 | 2,257 |
| Community Total | 90 | 2.2 | 23 | 4.5 | 87 | 200 | 4,638 |
| MAGNOLIA CENTER | | | | | | | |
| 307 | 19 | 1.4 | 53 | 6.6 | 39 | 111 | 2,196 |
| 310 | 22 | 1.1 | 32 | 3.3 | 26 | 80 | 2,939 |
| 311 | 39 | 3.6 | 27 | 3.6 | 38 | 104 | 1,875 |
| Community Total | 80 | 1.8 | 112 | 4.4 | 103 | 295 | 7,010 |
| MOUNTAIN VIEW | | | | | | | |
| 308 | 13 | 0.9 | 33 | 5.3 | 17 | 63 | 2,205 |
| AIRPORT | | | | | | | |
| 309 | 13 | 2.0 | 13 | 7.1 | 9 | 35 | 805 |
| RAMONA | | | | | | | |
| 314.01 | 8 | 0.7 | 12 | 1.3 | 31 | 51 | 2,126 |
| 314.02 | 10 | 0.9 | 41 | 4.9 | 31 | 82 | 1,957 |
| 315.01 | 6 | 0.7 | 21 | 2.4 | 20 | 47 | 1,700 |
| 315.02 | 11 | 0.8 | 32 | 7.1 | 23 | 66 | 1,935 |
| Community Total | 35 | 0.8 | 106 | 3.4 | 105 | 246 | 7,718 |
| CASA BLANCA | | | | | | | |
| 313 | 4 | 1.1 | 6 | 0.4 | 20 | 30 | 646 |
| GREENBELT | | | | | | | |
| 317 | 51 | 2.1 | 42 | 5.1 | 49 | 142 | 3,296 |
| ARLINGTON | | | | | | | |
| 316 | 12 | 0.9 | 69 | 5.0 | 29 | 110 | 2,710 |
| ARLANZA/LA SIERRA | | | | | | | |
| 409 | 72 | 3.3 | 39 | 4.1 | 46 | 157 | 3,201 |
| 410 | 15 | 1.0 | 30 | 9.2 | 32 | 77 | 2,213 |
| 411 | 7 | 0.9 | 45 | 4.9 | 46 | 98 | 1,764 |
| 412 | 35 | 2.2 | 26 | 4.2 | 42 | 103 | 2,274 |
| 413 | 15 | 1.6 | 32 | 5.6 | 22 | 69 | 1,554 |
| 414.01 | 57 | 1.8 | 62 | 4.2 | 72 | 191 | 4,651 |
| 414.02 | 8 | 2.4 | 0 | -- | 4 | 12 | 410 |
| Community Total | 209 | 2.0 | 234 | 4.5 | 264 | 707 | 16,067 |

VALUE OF OWNER OCCUPIED NON-CONDOMINIUM UNITS

| Census Tract | Less than \$35,000 | | \$35,000 to \$49,999 | | \$50,000 to \$79,999 | | \$80,000 to \$99,999 | | \$100,000 or more | | Median* |
|-------------------|-----------------------|------|-------------------------|------|-------------------------|------|-------------------------|------|----------------------|------|-----------|
| | # | % | # | % | # | % | # | % | # | % | |
| CITY TOTAL | 2,096 | 6.7 | 3,604 | 11.4 | 16,761 | 53.1 | 5,151 | 16.3 | 3,930 | 12.5 | \$68,000 |
| NORTHSIDE | | | | | | | | | | | |
| 301 | 151 | 15.3 | 266 | 27.0 | 529 | 53.6 | 29 | 2.9 | 12 | 1.2 | \$54,300 |
| 423 | 9 | 27.3 | 10 | 30.3 | 12 | 36.4 | 2 | 6.0 | 0 | 0.0 | \$45,800 |
| Community Total | 160 | 15.7 | 276 | 27.1 | 541 | 53.0 | 31 | 3.0 | 12 | 1.2 | \$54,070 |
| DOWNTOWN | | | | | | | | | | | |
| 302 | 72 | 9.5 | 104 | 13.7 | 299 | 39.4 | 110 | 14.5 | 174 | 22.9 | \$70,400 |
| 303 | 34 | 14.1 | 52 | 21.6 | 109 | 45.2 | 26 | 10.8 | 20 | 8.3 | \$59,500 |
| Community Total | 106 | 10.6 | 156 | 15.6 | 408 | 40.8 | 136 | 13.6 | 194 | 19.4 | \$67,499 |
| EASTSIDE | | | | | | | | | | | |
| 304 | 200 | 30.5 | 206 | 31.5 | 204 | 31.2 | 20 | 3.0 | 25 | 3.8 | \$44,700 |
| 305 | 199 | 23.7 | 232 | 27.6 | 300 | 35.8 | 57 | 6.8 | 51 | 6.1 | \$49,300 |
| Community Total | 399 | 26.7 | 438 | 29.3 | 504 | 33.7 | 77 | 5.2 | 76 | 5.1 | \$46,928 |
| UNIVERSITY | | | | | | | | | | | |
| 422.02 | 0 | -- | 0 | -- | 0 | -- | 0 | -- | 0 | -- | -- |
| 422.03 | 24 | 17.0 | 21 | 14.9 | 83 | 58.9 | 3 | 2.1 | 10 | 7.1 | \$59,200 |
| Community Total | 24 | 17.0 | 21 | 14.9 | 83 | 58.9 | 3 | 2.1 | 10 | 7.1 | \$59,200 |
| BOX SPRINGS | | | | | | | | | | | |
| 422.04 | 12 | 1.0 | 33 | 2.7 | 690 | 56.7 | 354 | 29.1 | 128 | 10.5 | \$74,500 |
| CANYON CREST | | | | | | | | | | | |
| 422.01 | 4 | 0.2 | 6 | 0.4 | 136 | 8.5 | 403 | 25.1 | 1,057 | 65.8 | \$114,900 |
| VICTORIA | | | | | | | | | | | |
| 306 | 9 | 0.5 | 11 | 0.6 | 186 | 10.3 | 501 | 27.8 | 1,096 | 60.8 | \$112,500 |
| 312 | 51 | 3.3 | 146 | 9.4 | 886 | 57.3 | 426 | 27.6 | 37 | 2.4 | \$69,500 |
| Community Total | 60 | 1.8 | 157 | 4.7 | 1,072 | 32.0 | 927 | 27.7 | 1,133 | 33.8 | \$88,456 |
| MAGNOLIA CENTER | | | | | | | | | | | |
| 307 | 83 | 6.8 | 147 | 12.0 | 715 | 58.6 | 175 | 14.3 | 101 | 8.3 | \$66,000 |
| 310 | 105 | 6.0 | 269 | 15.3 | 1,208 | 68.6 | 143 | 8.1 | 35 | 2.0 | \$62,600 |
| 311 | 72 | 7.4 | 125 | 12.8 | 603 | 61.9 | 119 | 12.2 | 56 | 5.7 | \$64,500 |
| Community Total | 260 | 6.6 | 541 | 13.7 | 2,526 | 63.8 | 437 | 11.0 | 192 | 4.9 | \$63,965 |
| MOUNTAIN VIEW | | | | | | | | | | | |
| 308 | 75 | 5.3 | 125 | 8.8 | 793 | 55.7 | 271 | 19.0 | 160 | 11.2 | \$69,400 |
| AIRPORT | | | | | | | | | | | |
| 309 | 42 | 7.4 | 108 | 18.9 | 329 | 57.6 | 84 | 14.7 | 8 | 1.4 | \$62,400 |
| RAMONA | | | | | | | | | | | |
| 314.01 | 64 | 6.0 | 147 | 13.8 | 714 | 66.7 | 121 | 11.3 | 24 | 2.2 | \$63,600 |
| 314.02 | 50 | 5.0 | 141 | 14.2 | 723 | 72.5 | 48 | 4.8 | 35 | 3.5 | \$62,800 |
| 315.01 | 27 | 3.5 | 93 | 12.1 | 593 | 77.2 | 40 | 5.2 | 15 | 2.0 | \$63,400 |
| 315.02 | 35 | 2.8 | 74 | 6.0 | 1,044 | 83.9 | 76 | 6.1 | 15 | 1.2 | \$64,700 |
| Community Total | 176 | 4.3 | 455 | 11.1 | 3,074 | 75.4 | 285 | 7.0 | 89 | 2.2 | \$63,767 |
| CASA BLANCA | | | | | | | | | | | |
| 313 | 128 | 40.4 | 99 | 31.2 | 79 | 24.9 | 8 | 2.5 | 3 | 1.0 | \$40,200 |
| GREENBELT | | | | | | | | | | | |
| 317 | 70 | 3.4 | 139 | 6.8 | 1,013 | 49.4 | 494 | 24.1 | 335 | 16.3 | \$74,200 |
| ARLINGTON | | | | | | | | | | | |
| 316 | 107 | 10.7 | 173 | 17.3 | 588 | 58.8 | 101 | 10.1 | 31 | 3.1 | \$61,200 |
| ARLANZA/LA SIERRA | | | | | | | | | | | |
| 409 | 78 | 4.7 | 135 | 8.1 | 815 | 49.0 | 420 | 25.2 | 217 | 13.0 | \$72,800 |
| 410 | 59 | 4.2 | 164 | 11.7 | 938 | 66.9 | 162 | 11.5 | 80 | 5.7 | \$65,300 |
| 411 | 124 | 18.0 | 159 | 23.0 | 322 | 46.6 | 63 | 9.1 | 23 | 3.3 | \$55,800 |
| 412 | 90 | 6.2 | 204 | 14.0 | 1,072 | 73.4 | 70 | 4.8 | 23 | 1.6 | \$62,200 |
| 413 | 77 | 9.3 | 147 | 17.8 | 429 | 51.9 | 146 | 17.6 | 28 | 3.4 | \$63,300 |
| 414.01 | 24 | 1.1 | 63 | 2.9 | 1,302 | 59.3 | 679 | 30.9 | 128 | 5.8 | \$73,300 |
| 414.02 | 21 | 27.6 | 5 | 6.6 | 47 | 61.8 | 0 | 0.0 | 3 | 4.0 | \$57,700 |
| Community Total | 473 | 5.7 | 877 | 10.5 | 4,925 | 59.2 | 1,540 | 18.5 | 502 | 6.1 | \$67,127 |

*Community total medians estimated

RENTS FOR RENTER-SPECIFIED UNITS

| Census Tract | Less than \$100 | | \$100 to \$199 | | \$200 to \$399 | | \$400 or more | | Median* |
|-------------------|--------------------|------|-------------------|------|-------------------|------|------------------|------|---------|
| | # | % | # | % | # | % | # | % | |
| CITY TOTAL | 1,304 | 5.7 | 5,956 | 26.1 | 14,006 | 61.3 | 1,582 | 6.9 | \$249 |
| NORTHSIDE | | | | | | | | | |
| 301 | 24 | 4.0 | 162 | 26.9 | 400 | 66.5 | 16 | 2.6 | \$254 |
| 423 | 1 | 0.6 | 114 | 69.5 | 46 | 28.1 | 3 | 1.8 | \$178 |
| Community Total | 25 | 3.3 | 276 | 36.0 | 446 | 58.2 | 19 | 2.5 | \$237 |
| DOWNTOWN | | | | | | | | | |
| 302 | 46 | 4.7 | 447 | 45.7 | 459 | 46.9 | 26 | 2.7 | \$199 |
| 303 | 181 | 10.3 | 940 | 53.4 | 602 | 34.2 | 38 | 2.1 | \$180 |
| Community Total | 227 | 8.3 | 1,387 | 50.6 | 1,061 | 38.8 | 64 | 2.3 | \$182 |
| EASTSIDE | | | | | | | | | |
| 304 | 121 | 16.8 | 383 | 53.2 | 209 | 29.0 | 7 | 1.0 | \$156 |
| 305 | 169 | 11.2 | 573 | 38.0 | 750 | 49.7 | 16 | 1.1 | \$201 |
| Community Total | 290 | 13.0 | 956 | 42.9 | 959 | 43.1 | 23 | 1.0 | \$186 |
| UNIVERSITY | | | | | | | | | |
| 422.02 | 2 | 0.9 | 225 | 99.0 | 1 | 0.1 | 0 | 0.0 | \$110 |
| 422.03 | 87 | 4.5 | 192 | 10.0 | 1,611 | 83.8 | 32 | 1.7 | \$278 |
| Community Total | 89 | 4.1 | 417 | 19.4 | 1,612 | 75.0 | 32 | 1.5 | \$271 |
| BOX SPRINGS | | | | | | | | | |
| 422.04 | 2 | 0.4 | 14 | 3.1 | 364 | 80.0 | 75 | 16.5 | \$287 |
| CANYON CREST | | | | | | | | | |
| 422.01 | 1 | 0.0 | 23 | 2.2 | 903 | 86.3 | 120 | 11.5 | \$305 |
| VICTORIA | | | | | | | | | |
| 306 | 0 | 0.0 | 6 | 7.3 | 22 | 26.8 | 54 | 65.9 | \$450 |
| 312 | 13 | 3.3 | 31 | 8.0 | 279 | 71.7 | 66 | 17.0 | \$314 |
| Community Total | 13 | 2.7 | 37 | 7.9 | 301 | 63.9 | 120 | 25.5 | \$323 |
| MAGNOLIA CENTER | | | | | | | | | |
| 307 | 11 | 1.5 | 188 | 26.2 | 492 | 68.5 | 27 | 3.8 | \$236 |
| 310 | 18 | 2.0 | 164 | 18.3 | 653 | 72.9 | 61 | 6.8 | \$272 |
| 311 | 19 | 2.7 | 101 | 14.5 | 539 | 77.3 | 38 | 5.5 | \$262 |
| Community Total | 48 | 2.1 | 453 | 19.6 | 1,684 | 72.9 | 126 | 5.4 | \$278 |
| MOUNTAIN VIEW | | | | | | | | | |
| 308 | 15 | 2.6 | 150 | 26.0 | 392 | 67.9 | 20 | 3.5 | \$237 |
| AIRPORT | | | | | | | | | |
| 309 | 12 | 8.3 | 38 | 26.4 | 80 | 55.6 | 14 | 9.7 | \$268 |
| RAMONA | | | | | | | | | |
| 314.01 | 8 | 0.9 | 121 | 13.3 | 760 | 83.7 | 19 | 2.1 | \$256 |
| 314.02 | 4 | 0.5 | 143 | 18.2 | 597 | 75.9 | 43 | 5.4 | \$273 |
| 315.01 | 75 | 9.2 | 251 | 30.9 | 463 | 57.0 | 24 | 2.9 | \$234 |
| 315.02 | 0 | 0.0 | 23 | 5.7 | 324 | 79.6 | 60 | 14.7 | \$336 |
| Community Total | 87 | 3.0 | 538 | 18.4 | 2,144 | 73.6 | 146 | 5.0 | \$278 |
| CASA BLANCA | | | | | | | | | |
| 313 | 71 | 30.1 | 105 | 44.5 | 58 | 24.6 | 2 | 0.8 | \$131 |
| GREENBELT | | | | | | | | | |
| 317 | 127 | 17.8 | 165 | 23.1 | 279 | 39.0 | 144 | 20.1 | \$247 |
| ARLINGTON | | | | | | | | | |
| 316 | 57 | 4.5 | 304 | 23.9 | 781 | 61.4 | 130 | 10.2 | \$244 |
| ARLANZA/LA SIERRA | | | | | | | | | |
| 409 | 30 | 3.4 | 269 | 30.8 | 480 | 54.9 | 95 | 10.9 | \$236 |
| 410 | 5 | 0.8 | 133 | 22.2 | 330 | 55.1 | 131 | 21.9 | \$333 |
| 411 | 109 | 12.8 | 279 | 32.7 | 453 | 53.0 | 13 | 1.5 | \$209 |
| 412 | 29 | 5.0 | 97 | 16.9 | 390 | 68.1 | 57 | 10.0 | \$278 |
| 413 | 22 | 4.3 | 141 | 27.6 | 313 | 61.3 | 35 | 6.8 | \$234 |
| 414.01 | 45 | 3.3 | 145 | 10.6 | 966 | 70.4 | 216 | 15.7 | \$309 |
| 414.02 | 0 | 0.0 | 29 | 74.4 | 10 | 25.6 | 0 | 0.0 | \$134 |
| Community Total | 240 | 5.0 | 1,093 | 22.7 | 2,942 | 61.0 | 547 | 11.3 | \$273 |

*Community total medians estimated

PAYMENT AS PERCENT OF GROSS INCOME - OWNER HOUSEHOLDS

Owner Households with Income

| Census Tract | Less than \$10,000 | | | \$10,000 to \$14,999 | | | \$15,000 to \$19,999 | | | Greater than \$20,000 | | |
|--------------------------|---------------------|-------------------------------------|-------------|----------------------|-------------------------------------|-------------|----------------------|-------------------------------------|-------------|-----------------------|-------------------------------------|-------------|
| | Total Households | Households Paying 25% or More | | Total Households | Households Paying 25% or More | | Total Households | Households Paying 25% or More | | Total Households | Households Paying 25% or More | |
| | | # | % | | # | % | | # | % | | # | % |
| CITY TOTAL | 4,492 | 2,561 | 57.0 | 3,605 | 1,572 | 43.6 | 4,132 | 1,747 | 42.3 | 19,393 | 3,365 | 17.4 |
| NORTHSIDE | | | | | | | | | | | | |
| 301 | 258 | 108 | 40.3 | 191 | 81 | 42.4 | 167 | 69 | 41.3 | 362 | 72 | 19.9 |
| 423 | 16 | 6 | 37.5 | 7 | 7 | 100.0 | 0 | 0 | 0.0 | 16 | 0 | 0.0 |
| Community Total | 284 | 114 | 40.1 | 198 | 88 | 44.4 | 167 | 69 | 41.3 | 378 | 72 | 19.1 |
| DOWNTOWN | | | | | | | | | | | | |
| 302 | 127 | 65 | 51.2 | 116 | 70 | 60.3 | 74 | 6 | 8.1 | 427 | 79 | 18.5 |
| 303 | 67 | 36 | 53.7 | 26 | 5 | 19.2 | 43 | 15 | 34.9 | 105 | 28 | 26.7 |
| Community Total | 194 | 101 | 52.1 | 142 | 75 | 52.8 | 117 | 21 | 18.0 | 532 | 107 | 20.1 |
| EASTSIDE | | | | | | | | | | | | |
| 304 | 271 | 142 | 52.4 | 97 | 0 | 0.0 | 83 | 0 | 0.0 | 201 | 21 | 10.5 |
| 305 | 238 | 167 | 70.2 | 108 | 42 | 38.9 | 96 | 55 | 57.3 | 406 | 42 | 10.3 |
| Community Total | 509 | 309 | 60.7 | 205 | 42 | 20.5 | 179 | 55 | 30.7 | 607 | 63 | 10.4 |
| UNIVERSITY | | | | | | | | | | | | |
| 422.02 | 0 | - | -- | 0 | - | -- | 0 | - | -- | 0 | - | -- |
| 422.03 | 23 | 8 | 34.8 | 12 | 8 | 66.7 | 0 | - | -- | 80 | 6 | 7.5 |
| Community Total | 23 | 8 | 34.8 | 12 | 8 | 66.7 | 0 | - | -- | 80 | 6 | 7.5 |
| BOX SPRINGS | | | | | | | | | | | | |
| 422.04 | 54 | 54 | 100.0 | 86 | 50 | 58.1 | 97 | 37 | 38.1 | 993 | 118 | 11.9 |
| CANYON CREST | | | | | | | | | | | | |
| 422.01 | 76 | 63 | 82.9 | 39 | 39 | 100.0 | 102 | 63 | 61.8 | 1,393 | 299 | 21.5 |
| VICTORIA | | | | | | | | | | | | |
| 306 | 81 | 75 | 92.6 | 62 | 50 | 80.7 | 109 | 56 | 51.4 | 1,534 | 253 | |
| 312 | 98 | 54 | 55.1 | 176 | 87 | 49.4 | 199 | 83 | 41.7 | 1,089 | 145 | 13.3 |
| Community Total | 179 | 129 | 72.1 | 238 | 137 | 57.6 | 308 | 149 | 48.4 | 2,623 | 398 | 15.2 |
| MAGNOLIA CENTER | | | | | | | | | | | | |
| 307 | 253 | 94 | 37.2 | 205 | 53 | 25.9 | 126 | 30 | 23.8 | 641 | 60 | 9.4 |
| 310 | 241 | 150 | 62.2 | 218 | 65 | 29.8 | 272 | 91 | 33.5 | 1,035 | 186 | 18.0 |
| 311 | 223 | 143 | 64.1 | 130 | 23 | 17.7 | 126 | 46 | 36.5 | 498 | 68 | 13.7 |
| Community Total | 717 | 387 | 54.0 | 553 | 141 | 25.5 | 524 | 167 | 31.9 | 2,174 | 314 | 14.4 |
| MOUNTAIN VIEW | | | | | | | | | | | | |
| 308 | 219 | 100 | 45.7 | 167 | 39 | 23.4 | 139 | 25 | 18.0 | 890 | 81 | 9.1 |
| AIRPORT | | | | | | | | | | | | |
| 309 | 30 | 30 | 100.0 | 110 | 80 | 72.7 | 111 | 51 | 46.0 | 351 | 59 | 16.8 |
| RAMONA | | | | | | | | | | | | |
| 314.01 | 191 | 110 | 57.6 | 123 | 40 | 32.5 | 207 | 104 | 50.2 | 553 | 58 | 10.5 |
| 314.02 | 192 | 113 | 58.9 | 147 | 61 | 41.5 | 148 | 35 | 23.7 | 507 | 70 | 13.8 |
| 315.01 | 112 | 66 | 58.9 | 101 | 41 | 40.6 | 94 | 33 | 35.1 | 471 | 67 | 14.2 |
| 315.02 | 143 | 112 | 78.3 | 140 | 71 | 50.7 | 104 | 41 | 39.4 | 855 | 111 | 13.0 |
| Community Total | 638 | 401 | 62.9 | 511 | 213 | 41.7 | 553 | 213 | 38.5 | 2,386 | 306 | 12.8 |
| CASA BLANCA | | | | | | | | | | | | |
| 313 | 116 | 39 | 33.6 | 60 | 9 | 15.0 | 47 | 11 | 23.4 | 100 | 0 | 0.0 |
| GREENBELT | | | | | | | | | | | | |
| 317 | 194 | 151 | 77.8 | 176 | 121 | 68.8 | 277 | 147 | 53.1 | 1,410 | 399 | 28.3 |
| ARLINGTON | | | | | | | | | | | | |
| 316 | 234 | 80 | 34.2 | 160 | 43 | 26.9 | 100 | 42 | 42.0 | 482 | 62 | 12.9 |
| ARLANZA/LA SIERRA | | | | | | | | | | | | |
| 409 | 149 | 78 | 52.4 | 164 | 70 | 42.7 | 324 | 141 | 43.5 | 1,047 | 187 | 17.9 |
| 410 | 186 | 118 | 63.4 | 160 | 106 | 66.3 | 203 | 102 | 50.3 | 862 | 166 | 19.3 |
| 411 | 133 | 53 | 39.9 | 110 | 49 | 44.6 | 152 | 47 | 30.9 | 296 | 66 | 22.3 |
| 412 | 181 | 136 | 75.1 | 172 | 84 | 48.8 | 303 | 152 | 50.2 | 817 | 150 | |
| 413 | 158 | 60 | 38.0 | 161 | 72 | 44.7 | 118 | 60 | 50.9 | 419 | 108 | |
| 414.01 | 212 | 144 | 67.9 | 168 | 100 | 59.5 | 311 | 195 | 62.7 | 1,527 | 397 | 26.0 |
| 414.02 | 6 | 6 | 100.0 | 13 | 6 | 46.2 | 0 | - | -- | 26 | 7 | 26.9 |
| Community Total | 1,025 | 595 | 58.1 | 948 | 487 | 51.4 | 1,411 | 697 | 49.4 | 4,994 | 1,081 | 21.7 |

PAYMENT AS PERCENT OF GROSS INCOME - RENTER HOUSEHOLDS

| Census Tract | Renter Occupied Units with Income | | | | | | | | | | | |
|--------------------------|-----------------------------------|---------------------------------|-------------|----------------------|---------------------------------|-------------|----------------------|---------------------------------|-------------|-----------------------|---------------------------------|------------|
| | Less than \$10,000 | | | \$10,000 to \$14,999 | | | \$15,000 to \$19,999 | | | Greater than \$20,000 | | |
| | Total Households | Households Paying 25% or More # | % | Total Households | Households Paying 25% or More # | % | Total Households | Households Paying 25% or More # | % | Total Households | Households Paying 25% or More # | % |
| CITY TOTAL | 9,948 | 8,496 | 85.4 | 4,873 | 3,076 | 63.1 | 3,670 | 1,191 | 32.5 | 4,861 | 315 | 6.5 |
| NORTHSIDE | | | | | | | | | | | | |
| 301 | 226 | 203 | 89.8 | 188 | 118 | 62.8 | 75 | 21 | 28.0 | 129 | 19 | 14.7 |
| 423 | 94 | 57 | 60.6 | 32 | 8 | 25.0 | 22 | 0 | 0.0 | 25 | 0 | 0.0 |
| Community Total | 320 | 260 | 81.3 | 220 | 126 | 57.3 | 97 | 21 | 21.7 | 154 | 19 | 12.3 |
| DOWNTOWN | | | | | | | | | | | | |
| 302 | 489 | 404 | 82.6 | 215 | 79 | 36.7 | 126 | 24 | 19.1 | 172 | 0 | 0.0 |
| 303 | 1,196 | 1,020 | 85.3 | 271 | 85 | 31.4 | 187 | 15 | 8.0 | 117 | 0 | 0.0 |
| Community Total | 1,685 | 1,424 | 84.5 | 486 | 164 | 33.7 | 313 | 39 | 12.5 | 289 | 0 | 0.0 |
| EASTSIDE | | | | | | | | | | | | |
| 304 | 458 | 336 | 73.4 | 126 | 33 | 26.2 | 74 | 0 | 0.0 | 100 | 0 | 0.0 |
| 305 | 944 | 831 | 88.0 | 279 | 140 | 50.2 | 182 | 18 | 9.9 | 110 | 0 | 0.0 |
| Community Total | 1,402 | 1,167 | 83.2 | 405 | 173 | 42.7 | 256 | 18 | 7.0 | 210 | 0 | 0.0 |
| UNIVERSITY | | | | | | | | | | | | |
| 422.02 | 110 | 69 | 62.7 | 77 | 0 | 0.0 | 11 | 0 | 0.0 | 48 | 0 | 0.0 |
| 422.03 | 732 | 604 | 82.5 | 508 | 419 | 82.5 | 316 | 107 | 33.9 | 393 | 0 | 0.0 |
| Community Total | 842 | 673 | 79.9 | 585 | 419 | 71.6 | 327 | 107 | 32.7 | 441 | 0 | 0.0 |
| BOX SPRINGS | | | | | | | | | | | | |
| 422.04 | 141 | 126 | 89.4 | 70 | 70 | 100.0 | 88 | 40 | 45.5 | 168 | 0 | 0.0 |
| CANYON CREST | | | | | | | | | | | | |
| 422.01 | 226 | 196 | 86.7 | 255 | 225 | 88.2 | 122 | 32 | 26.2 | 472 | 41 | 8.7 |
| VICTORIA | | | | | | | | | | | | |
| 306 | 15 | 15 | 100.0 | 12 | 0 | 0.0 | 37 | 34 | 91.9 | 27 | 8 | 29.6 |
| 312 | 85 | 79 | 92.9 | 71 | 56 | 78.9 | 86 | 45 | 52.3 | 143 | 8 | 5.6 |
| Community Total | 100 | 94 | 94.0 | 83 | 56 | 67.5 | 123 | 79 | 64.2 | 170 | 16 | 9.4 |
| MAGNOLIA CENTER | | | | | | | | | | | | |
| 307 | 294 | 249 | 84.7 | 190 | 127 | 66.8 | 135 | 48 | 35.6 | 122 | 0 | 0.0 |
| 310 | 336 | 308 | 91.7 | 131 | 63 | 48.1 | 214 | 75 | 35.1 | 229 | 0 | 0.0 |
| 311 | 293 | 262 | 89.4 | 165 | 112 | 67.9 | 138 | 47 | 34.1 | 126 | 8 | 6.4 |
| Community Total | 923 | 819 | 88.7 | 486 | 302 | 62.1 | 487 | 170 | 34.9 | 477 | 8 | 1.7 |
| MOUNTAIN VIEW | | | | | | | | | | | | |
| 308 | 206 | 182 | 88.4 | 119 | 91 | 76.5 | 140 | 51 | 36.4 | 121 | 0 | 0.0 |
| AIRPORT | | | | | | | | | | | | |
| 309 | 58 | 46 | 79.3 | 36 | 27 | 75.0 | 51 | 12 | 23.5 | 18 | 0 | 0.0 |
| RAMONA | | | | | | | | | | | | |
| 314.01 | 303 | 299 | 98.7 | 258 | 171 | 66.3 | 170 | 29 | 17.1 | 193 | 13 | 6.7 |
| 314.02 | 214 | 202 | 94.4 | 180 | 141 | 78.3 | 144 | 44 | 30.6 | 255 | 6 | 2.4 |
| 315.01 | 447 | 368 | 82.3 | 142 | 98 | 69.0 | 109 | 16 | 14.7 | 134 | 4 | 3.0 |
| 315.02 | 105 | 93 | 88.6 | 83 | 77 | 92.8 | 77 | 56 | 72.7 | 149 | 12 | 8.1 |
| Community Total | 1,069 | 962 | 90.0 | 663 | 487 | 73.5 | 500 | 145 | 29.0 | 731 | 35 | 4.8 |
| CASA BLANCA | | | | | | | | | | | | |
| 313 | 186 | 103 | 55.4 | 38 | 11 | 29.0 | 8 | 0 | 0.0 | 43 | 0 | 0.0 |
| GREENBELT | | | | | | | | | | | | |
| 317 | 342 | 254 | 74.3 | 130 | 93 | 71.5 | 108 | 40 | 37.0 | 166 | 25 | 15.1 |
| ARLINGTON | | | | | | | | | | | | |
| 316 | 508 | 470 | 92.5 | 264 | 172 | 65.2 | 187 | 70 | 37.4 | 344 | 30 | 8.7 |
| ARLANZA/LA SIERRA | | | | | | | | | | | | |
| 409 | 380 | 354 | 93.2 | 213 | 109 | 51.2 | 151 | 60 | 39.7 | 152 | 35 | 23.0 |
| 410 | 154 | 132 | 85.7 | 101 | 68 | 67.3 | 122 | 84 | 68.9 | 236 | 42 | 17.8 |
| 411 | 427 | 351 | 82.2 | 233 | 92 | 39.5 | 106 | 19 | 17.9 | 104 | 3 | 2.9 |
| 412 | 243 | 238 | 97.9 | 107 | 82 | 76.6 | 109 | 29 | 26.6 | 117 | 18 | 15.4 |
| 413 | 248 | 237 | 95.6 | 93 | 58 | 62.4 | 80 | 12 | 15.0 | 88 | 14 | 15.9 |
| 414.01 | 453 | 373 | 82.3 | 280 | 251 | 89.6 | 290 | 163 | 56.2 | 353 | 29 | 8.2 |
| 414.02 | 35 | 35 | 100.0 | 6 | 0 | 0.0 | 5 | 0 | 0.0 | 7 | 0 | 0.0 |
| Community Total | 1,940 | 1,720 | 88.7 | 1,033 | 660 | 63.9 | 863 | 367 | 42.5 | 1,057 | 141 | 13.3 |

HOUSING AGE - YEAR STRUCTURE BUILT

| | 1970 to 4/1/80 | | 1960 to 1969 | | 1950 to 1959 | | 1940 to 1949 | | Before 1940 | |
|-------------------|----------------|------|--------------|------|--------------|------|--------------|------|-------------|------|
| | # | % | # | % | # | % | # | % | # | % |
| CITY TOTAL | 19,554 | 30.5 | 14,920 | 23.3 | 16,796 | 26.2 | 5,876 | 9.1 | 6,974 | 10.9 |
| NORTHSIDE | | | | | | | | | | |
| 301 | 377 | 19.6 | 262 | 13.6 | 570 | 29.6 | 399 | 20.7 | 317 | 16.7 |
| 423 | 206 | 59.4 | 60 | 17.3 | 45 | 13.0 | 12 | 3.4 | 24 | 6.9 |
| Community Total | 583 | 25.6 | 322 | 14.2 | 615 | 27.1 | 411 | 18.1 | 341 | 15.0 |
| DOWNTOWN | | | | | | | | | | |
| 302 | 196 | 9.2 | 290 | 13.6 | 318 | 15.0 | 343 | 16.1 | 981 | 46.1 |
| 303 | 247 | 10.6 | 260 | 11.2 | 309 | 13.3 | 408 | 17.5 | 1,105 | 47.4 |
| Community Total | 443 | 9.9 | 550 | 12.3 | 627 | 14.1 | 751 | 16.9 | 2,086 | 46.8 |
| EASTSIDE | | | | | | | | | | |
| 304 | 133 | 8.2 | 246 | 15.1 | 397 | 24.4 | 308 | 18.9 | 544 | 33.4 |
| 305 | 323 | 11.6 | 831 | 29.8 | 853 | 30.6 | 361 | 12.9 | 423 | 15.1 |
| Community Total | 456 | 10.3 | 1,077 | 24.4 | 1,250 | 28.3 | 669 | 15.1 | 967 | 21.9 |
| UNIVERSITY | | | | | | | | | | |
| 422.02 | 0 | 0.0 | 5 | 1.8 | 4 | 1.5 | 130 | 47.1 | 137 | 49.6 |
| 422.03 | 1,802 | 69.1 | 630 | 24.2 | 93 | 3.6 | 13 | 0.5 | 68 | 2.6 |
| Community Total | 1,802 | 62.5 | 635 | 22.0 | 97 | 3.4 | 143 | 5.0 | 205 | 7.1 |
| BOX SPRINGS | | | | | | | | | | |
| 422.04 | 229 | 12.6 | 1,093 | 59.9 | 462 | 25.3 | 28 | 1.5 | 12 | 0.7 |
| CANYON CREST | | | | | | | | | | |
| 422.01 | 2,060 | 64.1 | 1,053 | 32.8 | 63 | 2.0 | 31 | 1.0 | 5 | 0.1 |
| VICTORIA | | | | | | | | | | |
| 306 | 980 | 41.2 | 811 | 34.1 | 444 | 18.6 | 81 | 3.4 | 65 | 2.7 |
| 312 | 831 | 37.1 | 242 | 10.8 | 1,043 | 46.5 | 68 | 3.0 | 58 | 2.6 |
| Community Total | 1,811 | 39.2 | 1,053 | 22.8 | 1,487 | 32.2 | 149 | 3.2 | 123 | 2.6 |
| MAGNOLIA CENTER | | | | | | | | | | |
| 307 | 105 | 4.8 | 271 | 12.3 | 405 | 18.5 | 420 | 19.1 | 995 | 45.3 |
| 310 | 464 | 15.8 | 658 | 22.4 | 1,308 | 44.5 | 309 | 10.5 | 200 | 6.8 |
| 311 | 195 | 10.4 | 323 | 17.2 | 795 | 42.4 | 266 | 14.2 | 296 | 15.7 |
| Community Total | 764 | 10.9 | 1,252 | 17.8 | 2,508 | 35.8 | 995 | 14.2 | 1,491 | 21.7 |
| MOUNTAIN VIEW | | | | | | | | | | |
| 308 | 217 | 10.0 | 595 | 27.3 | 910 | 41.7 | 311 | 14.2 | 149 | 6.8 |
| AIRPORT | | | | | | | | | | |
| 309 | 140 | 16.9 | 297 | 35.9 | 270 | 32.6 | 91 | 11.0 | 30 | 3.6 |
| RAMONA | | | | | | | | | | |
| 314.01 | 293 | 13.8 | 565 | 26.6 | 886 | 41.7 | 266 | 12.5 | 116 | 5.4 |
| 314.02 | 274 | 14.0 | 438 | 22.4 | 1,106 | 56.5 | 108 | 5.5 | 31 | 1.6 |
| 315.01 | 509 | 30.0 | 422 | 24.8 | 650 | 38.2 | 75 | 4.4 | 44 | 2.6 |
| 315.02 | 289 | 15.0 | 726 | 37.5 | 883 | 45.6 | 25 | 1.3 | 12 | 0.6 |
| Community Total | 1,365 | 17.7 | 2,151 | 27.9 | 3,525 | 45.7 | 474 | 6.1 | 203 | 2.6 |
| CASA BLANCA | | | | | | | | | | |
| 313 | 49 | 7.4 | 119 | 18.0 | 182 | 27.5 | 154 | 23.3 | 157 | 23.8 |
| GREENBELT | | | | | | | | | | |
| 317 | 1,806 | 55.2 | 658 | 20.1 | 592 | 18.1 | 43 | 1.3 | 174 | 5.3 |
| ARLINGTON | | | | | | | | | | |
| 316 | 762 | 28.2 | 377 | 14.0 | 834 | 30.9 | 373 | 13.8 | 355 | 13.1 |
| ARLANZA/LA SIERRA | | | | | | | | | | |
| 409 | 1,316 | 41.1 | 844 | 25.4 | 511 | 16.0 | 319 | 10.0 | 208 | 6.5 |
| 410 | 1,162 | 52.5 | 355 | 16.0 | 569 | 25.7 | 79 | 3.6 | 48 | 2.2 |
| 411 | 287 | 16.3 | 361 | 20.4 | 582 | 33.0 | 400 | 22.7 | 134 | 7.6 |
| 412 | 688 | 30.2 | 554 | 24.4 | 812 | 35.7 | 153 | 6.7 | 67 | 3.0 |
| 413 | 324 | 20.8 | 391 | 25.2 | 477 | 30.7 | 207 | 13.3 | 155 | 10.0 |
| 414.01 | 2,911 | 62.4 | 1,176 | 25.2 | 417 | 9.0 | 95 | 2.0 | 64 | 1.4 |
| 414.02 | 379 | 96.7 | 7 | 1.8 | 6 | 1.5 | 0 | 0.0 | 0 | 0.0 |
| Community Total | 7,067 | 44.0 | 3,688 | 23.0 | 3,374 | 21.0 | 1,253 | 7.8 | 676 | 4.2 |

OVERCROWDING

| | 1970 | | 1980 | | | |
|-------------------|--|------|---------------------|--|------|---------------------|
| | Households with more than 1 person per room # | % | Total Households | Households with more than 1 person per room # | % | Total Households |
| CITY TOTAL | 2,884 | 6.6 | 43,821 | 3,229 | 5.3 | 60,876 |
| NORTHSIDE | | | | | | |
| 301 | 124 | 8.5 | 1,468 | 126 | 7.1 | 1,785 |
| 423 | 5 | 5.2 | 97 | 24 | 8.0 | 299 |
| Community Total | 129 | 8.2 | 1,565 | 150 | 7.2 | 2,084 |
| DOWNTOWN | | | | | | |
| 302 | 33 | 1.8 | 1,803 | 50 | 2.5 | 1,984 |
| 303 | 59 | 2.8 | 2,111 | 126 | 6.0 | 2,096 |
| Community Total | 92 | 2.4 | 3,914 | 176 | 4.3 | 4,080 |
| EASTSIDE | | | | | | |
| 304 | 197 | 14.5 | 1,363 | 256 | 17.0 | 1,506 |
| 305 | 196 | 8.8 | 2,228 | 257 | 10.4 | 2,478 |
| Community Total | 393 | 10.9 | 3,591 | 513 | 12.9 | 3,984 |
| UNIVERSITY | | | | | | |
| 422.02 | 17 | 6.5 | 262 | 14 | 5.5 | 253 |
| 422.03 | 30 | 3.4 | 883 | 96 | 3.9 | 2,467 |
| Community Total | 47 | 4.5 | 1,045 | 110 | 4.0 | 2,720 |
| BOX SPRINGS | | | | | | |
| 422.04 | 68 | 4.1 | 1,649 | 43 | 2.4 | 1,799 |
| CANYON CREST | | | | | | |
| 422.01 | 5 | 0.5 | 1,054 | 26 | 0.9 | 2,964 |
| VICTORIA | | | | | | |
| 306 | 53 | 3.0 | 1,751 | 11 | 0.5 | 2,253 |
| 312 | 87 | 5.9 | 1,484 | 58 | 2.7 | 2,184 |
| Community Total | 140 | 4.3 | 3,235 | 69 | 1.6 | 4,437 |
| MAGNOLIA CENTER | | | | | | |
| 307 | 39 | 1.9 | 2,065 | 51 | 2.5 | 2,084 |
| 310 | 115 | 4.8 | 2,420 | 100 | 3.5 | 2,859 |
| 311 | 39 | 2.3 | 1,693 | 40 | 2.3 | 1,771 |
| Community Total | 193 | 3.1 | 6,178 | 191 | 2.8 | 6,714 |
| MOUNTAIN VIEW | | | | | | |
| 308 | 67 | 3.6 | 1,872 | 63 | 2.9 | 2,142 |
| AIRPORT | | | | | | |
| 309 | 67 | 10.0 | 671 | 59 | 7.7 | 769 |
| RAMONA | | | | | | |
| 314.01 | 55 | 2.9 | 1,899 | 53 | 2.6 | 2,075 |
| 314.02 | 73 | 4.4 | 1,644 | 50 | 2.7 | 1,875 |
| 315.01 | 69 | 5.7 | 1,206 | 73 | 4.4 | 1,652 |
| 315.02 | 104 | 6.7 | 1,551 | 72 | 3.9 | 1,869 |
| Community Total | 301 | 4.8 | 6,300 | 248 | 3.3 | 7,471 |
| CASA BLANCA | | | | | | |
| 313 | 184 | 28.7 | 641 | 169 | 27.5 | 615 |
| GREENBELT | | | | | | |
| 317 | 159 | 10.7 | 1,485 | 184 | 5.8 | 3,153 |
| ARLINGTON | | | | | | |
| 316 | 113 | 5.6 | 2,015 | 112 | 4.3 | 2,589 |
| ARLANZA/LA SIERRA | | | | | | |
| 409 | 119 | 6.2 | 1,927 | 158 | 5.2 | 3,044 |
| 410 | 129 | 13.4 | 961 | 145 | 6.8 | 2,136 |
| 411 | 205 | 15.1 | 1,360 | 263 | 15.8 | 1,665 |
| 412 | 209 | 13.2 | 1,586 | 163 | 7.5 | 2,169 |
| 413 | 152 | 13.6 | 1,120 | 159 | 10.7 | 1,485 |
| 414.01 | 111 | 6.8 | 1,631 | 176 | 4.0 | 4,458 |
| 414.02 | 1 | 4.8 | 21 | 52 | 13.1 | 398 |
| Community Total | 926 | 10.8 | 8,606 | 1,116 | 7.3 | 15,355 |

DISABILITIES WITHIN HOUSEHOLDS ACCORDING TO MOST SERIOUS PROBLEM (ESTIMATED FROM 1978 SPECIAL CENSUS)

| Census Tract | None | | Speech & Hearing | | Sight | | Limbs | | Joints | | Respiratory | | Heart | | Mental | | Wheelchair | | Other | |
|-------------------|--------|------|------------------|-----|-------|-----|-------|-----|--------|-----|-------------|-----|-------|-----|--------|-----|------------|-----|-------|------|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| CITY TOTAL | 52,450 | 86.4 | 710 | 1.2 | 631 | 1.0 | 899 | 1.4 | 1,177 | 1.9 | 873 | 1.4 | 1,319 | 2.2 | 379 | 0.6 | 278 | 0.4 | 2,123 | 3.5 |
| NORTHSIDE | | | | | | | | | | | | | | | | | | | | |
| 301 | 1,509 | 85.3 | 15 | 0.9 | 19 | 1.1 | 31 | 1.8 | 45 | 2.6 | 35 | 2.0 | 24 | 1.3 | 9 | 0.5 | 9 | 0.5 | 72 | 4.0 |
| 423 | 242 | 80.9 | 6 | 2.0 | 0 | 0.0 | 3 | 1.0 | 11 | 3.7 | 6 | 2.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 31 | 10.4 |
| Community Total | 1,751 | 84.7 | 21 | 1.0 | 19 | 0.9 | 34 | 1.7 | 56 | 2.7 | 41 | 2.0 | 24 | 1.2 | 9 | 0.4 | 9 | 0.4 | 103 | 5.0 |
| DOWNTOWN | | | | | | | | | | | | | | | | | | | | |
| 302 | 1,752 | 80.3 | 18 | 0.9 | 19 | 0.9 | 34 | 1.7 | 35 | 1.8 | 23 | 1.2 | 32 | 1.6 | 2 | 0.1 | 14 | 0.7 | 55 | 2.0 |
| 303 | 1,769 | 84.4 | 21 | 1.0 | 28 | 1.3 | 36 | 1.7 | 49 | 2.3 | 31 | 1.5 | 29 | 1.4 | 29 | 1.0 | 0 | 0.4 | 105 | 5.0 |
| Community Total | 3,521 | 86.3 | 39 | 1.0 | 47 | 1.2 | 70 | 1.7 | 84 | 2.1 | 54 | 1.3 | 61 | 1.5 | 22 | 0.5 | 22 | 0.5 | 160 | 3.9 |
| EASTSIDE | | | | | | | | | | | | | | | | | | | | |
| 304 | 1,197 | 79.5 | 24 | 1.6 | 20 | 1.3 | 27 | 1.8 | 59 | 3.9 | 34 | 2.3 | 62 | 4.1 | 11 | 0.7 | 5 | 0.3 | 67 | 4.5 |
| 305 | 2,040 | 82.3 | 25 | 1.0 | 27 | 1.1 | 41 | 1.6 | 56 | 2.3 | 25 | 1.0 | 72 | 2.9 | 15 | 0.6 | 14 | 0.6 | 163 | 6.6 |
| Community Total | 3,237 | 81.2 | 49 | 1.2 | 47 | 1.2 | 68 | 1.7 | 115 | 2.9 | 59 | 1.8 | 134 | 3.4 | 26 | 0.6 | 19 | 0.5 | 230 | 5.0 |
| UNIVERSITY | | | | | | | | | | | | | | | | | | | | |
| 422.02 | 245 | 96.8 | 0 | 0.0 | 1 | 0.4 | 1 | 0.4 | 0 | 0.0 | 3 | 1.2 | 0 | 0.0 | 2 | 0.8 | 1 | 0.4 | 0 | 0.0 |
| 422.03 | 2,282 | 92.5 | 16 | 0.7 | 19 | 0.8 | 27 | 1.1 | 32 | 1.3 | 18 | 0.7 | 21 | 0.9 | 2 | 0.0 | 11 | 0.4 | 39 | 1.6 |
| Community Total | 2,527 | 92.9 | 16 | 0.6 | 20 | 0.7 | 28 | 1.0 | 32 | 1.2 | 21 | 0.8 | 21 | 0.8 | 4 | 0.2 | 12 | 0.4 | 39 | 1.4 |
| BOX SPRINGS | | | | | | | | | | | | | | | | | | | | |
| 422.04 | 1,612 | 90.6 | 14 | 0.8 | 21 | 1.2 | 16 | 0.9 | 15 | 0.8 | 18 | 1.0 | 22 | 1.2 | 9 | 0.5 | 14 | 0.8 | 38 | 2.2 |
| CANYON CREST | | | | | | | | | | | | | | | | | | | | |
| 422.01 | 2,811 | 94.8 | 22 | 0.7 | 12 | 0.4 | 9 | 0.3 | 8 | 0.3 | 24 | 0.8 | 35 | 1.3 | 12 | 0.4 | 7 | 0.2 | 24 | 0.8 |
| VICTORIA | | | | | | | | | | | | | | | | | | | | |
| 306 | 2,060 | 91.4 | 24 | 1.1 | 16 | 0.7 | 18 | 0.8 | 16 | 0.7 | 18 | 0.8 | 18 | 0.8 | 9 | 0.4 | 16 | 0.7 | 58 | 2.6 |
| 312 | 1,947 | 89.2 | 47 | 2.2 | 11 | 0.5 | 21 | 0.9 | 32 | 1.5 | 18 | 0.8 | 34 | 1.6 | 12 | 0.5 | 10 | 0.4 | 32 | 2.4 |
| Community Total | 4,007 | 90.3 | 71 | 1.6 | 27 | 0.6 | 39 | 0.9 | 48 | 1.1 | 36 | 0.8 | 52 | 1.2 | 21 | 0.4 | 26 | 0.6 | 110 | 2.5 |
| MAGNOLIA CENTER | | | | | | | | | | | | | | | | | | | | |
| 307 | 1,637 | 88.2 | 24 | 1.1 | 16 | 0.8 | 33 | 1.6 | 37 | 1.8 | 19 | 0.9 | 51 | 2.4 | 7 | 0.3 | 10 | 0.5 | 50 | 2.4 |
| 310 | 2,171 | 82.9 | 64 | 2.2 | 60 | 2.1 | 57 | 2.0 | 78 | 2.7 | 50 | 1.8 | 65 | 2.3 | 15 | 0.5 | 13 | 0.5 | 85 | 3.0 |
| 311 | 1,581 | 89.3 | 10 | 0.6 | 20 | 1.1 | 13 | 0.7 | 22 | 1.2 | 21 | 1.2 | 35 | 2.0 | 0 | 0.4 | 5 | 0.4 | 56 | 3.1 |
| Community Total | 5,789 | 86.2 | 98 | 1.5 | 96 | 1.4 | 103 | 1.5 | 137 | 2.0 | 90 | 1.3 | 151 | 2.3 | 22 | 0.5 | 28 | 0.4 | 192 | 2.9 |
| MOUNTAIN VIEW | | | | | | | | | | | | | | | | | | | | |
| 308 | 1,833 | 85.6 | 28 | 1.3 | 24 | 1.1 | 26 | 1.2 | 40 | 1.9 | 25 | 1.2 | 48 | 2.2 | 12 | 0.6 | 11 | 0.5 | 95 | 4.4 |
| AIRPORT | | | | | | | | | | | | | | | | | | | | |
| 309 | 651 | 84.7 | 4 | 0.5 | 4 | 0.5 | 19 | 2.5 | 16 | 2.1 | 4 | 0.5 | 26 | 3.4 | 3 | 0.4 | 1 | 0.1 | 41 | 5.3 |
| RAMONA | | | | | | | | | | | | | | | | | | | | |
| 314.01 | 1,776 | 85.6 | 22 | 1.1 | 15 | 0.7 | 32 | 1.6 | 38 | 1.8 | 19 | 0.9 | 72 | 3.5 | 19 | 0.9 | 9 | 0.4 | 73 | 3.5 |
| 314.02 | 1,644 | 87.7 | 17 | 0.9 | 21 | 1.1 | 21 | 1.1 | 40 | 2.1 | 19 | 1.0 | 49 | 2.6 | 7 | 0.4 | 11 | 0.6 | 46 | 2.5 |
| 315.01 | 1,406 | 85.1 | 22 | 1.3 | 17 | 1.0 | 23 | 1.4 | 33 | 2.0 | 19 | 1.2 | 61 | 3.7 | 12 | 0.7 | 5 | 0.3 | 54 | 3.3 |
| 315.02 | 1,576 | 84.3 | 24 | 1.3 | 11 | 0.6 | 21 | 1.1 | 51 | 2.8 | 43 | 2.3 | 58 | 3.1 | 8 | 0.4 | 6 | 0.3 | 71 | 3.0 |
| Community Total | 6,402 | 85.7 | 85 | 1.1 | 64 | 0.9 | 97 | 1.3 | 162 | 2.2 | 100 | 1.3 | 240 | 3.2 | 46 | 0.6 | 31 | 0.4 | 244 | 3.3 |
| CASA BLANCA | | | | | | | | | | | | | | | | | | | | |
| 313 | 493 | 80.2 | 6 | 1.0 | 9 | 1.5 | 7 | 1.1 | 17 | 2.7 | 8 | 1.3 | 13 | 2.1 | 0 | 1.3 | 1 | 0.2 | 53 | 8.6 |
| GREENBELT | | | | | | | | | | | | | | | | | | | | |
| 317 | 2,762 | 87.6 | 30 | 1.0 | 18 | 0.6 | 36 | 1.1 | 42 | 1.3 | 57 | 1.8 | 49 | 1.6 | 19 | 0.6 | 13 | 0.4 | 127 | 4.0 |
| ARLINGTON | | | | | | | | | | | | | | | | | | | | |
| 316 | 2,160 | 83.4 | 29 | 1.1 | 32 | 1.2 | 49 | 1.9 | 74 | 2.9 | 59 | 2.3 | 58 | 2.3 | 19 | 0.7 | 13 | 0.5 | 96 | 3.7 |
| ARLANZA/LA SIERRA | | | | | | | | | | | | | | | | | | | | |
| 409 | 2,681 | 88.1 | 30 | 1.0 | 26 | 0.8 | 43 | 1.4 | 48 | 1.6 | 25 | 0.8 | 57 | 1.9 | 26 | 0.9 | 22 | 0.7 | 86 | 2.8 |
| 410 | 1,864 | 87.3 | 20 | 0.9 | 21 | 1.0 | 38 | 1.8 | 35 | 1.6 | 34 | 1.6 | 38 | 1.8 | 28 | 1.3 | 4 | 0.2 | 84 | 3.5 |
| 411 | 1,372 | 82.4 | 18 | 1.1 | 19 | 1.1 | 29 | 1.7 | 31 | 1.9 | 36 | 2.2 | 43 | 2.6 | 26 | 1.6 | 14 | 0.8 | 77 | 4.6 |
| 412 | 1,808 | 83.4 | 27 | 1.2 | 15 | 0.7 | 24 | 1.1 | 46 | 2.1 | 39 | 1.8 | 59 | 2.7 | 24 | 1.1 | 0 | 0.4 | 120 | 5.5 |
| 413 | 1,195 | 80.5 | 21 | 1.4 | 17 | 1.1 | 25 | 1.7 | 46 | 3.1 | 41 | 2.8 | 50 | 3.4 | 13 | 0.9 | 0 | 0.5 | 69 | 4.6 |
| 414.01 | 1,632 | 81.5 | 77 | 1.7 | 89 | 2.0 | 133 | 3.0 | 110 | 2.6 | 96 | 2.1 | 129 | 2.9 | 20 | 0.5 | 13 | 0.3 | 151 | 3.4 |
| 414.02 | 342 | 85.9 | 5 | 1.3 | 4 | 1.0 | 6 | 1.5 | 8 | 2.0 | 6 | 1.5 | 9 | 2.3 | 2 | 0.5 | 2 | 0.5 | 14 | 3.5 |
| Community Total | 12,894 | 84.0 | 198 | 1.3 | 191 | 1.2 | 298 | 1.9 | 331 | 2.2 | 277 | 1.8 | 385 | 2.5 | 139 | 0.9 | 71 | 0.5 | 571 | 3.7 |

ELDERLY PERSONS (65 YEARS OR OLDER)

| Census Tract | 1970 | | | | 1980 | | | |
|-------------------|---------------------------------|----------------------------------|--|---|---------------------------------|----------------------------------|--|--|
| | Number of Elderly Persons | Elderly As % of Total Pop. | Number of Elderly Persons Below Poverty Level | % of Elderly Persons Below Poverty Level | Number of Elderly Persons | Elderly as % of Total Pop. | Number of Elderly Persons Below Poverty Level | % of Elderly Person Below Poverty Level |
| CITY TOTAL | 12,027 | 8.6 | 2,166 | 18.0 | 14,958 | 8.8 | 1,032 | 6.9 |
| NORTHSIDE | | | | | | | | |
| 301 | 394 | 9.2 | 91 | 23.0 | 451 | 9.1 | 30 | 6.7 |
| 423 | 40 | 21.1 | ... | ... | 7 | 1.0 | 0 | 0.0 |
| Community Total | 434 | 9.7 | 91 | 21.0 | 458 | 8.0 | 30 | 6.6 |
| DOWNTOWN | | | | | | | | |
| 302 | 811 | 20.5 | 215 | 26.5 | 677 | 15.7 | 39 | 5.8 |
| 303 | 911 | 21.1 | 163 | 17.9 | 757 | 20.1 | 67 | 8.9 |
| Community Total | 1,722 | 20.8 | 378 | 22.0 | 1,434 | 17.7 | 106 | 7.4 |
| EASTSIDE | | | | | | | | |
| 304 | 406 | 9.5 | 34 | 8.4 | 433 | 9.2 | 46 | 10.6 |
| 305 | 408 | 6.9 | 47 | 11.6 | 501 | 7.7 | 52 | 10.4 |
| Community Total | 814 | 7.9 | 81 | 10.0 | 934 | 8.4 | 98 | 10.5 |
| UNIVERSITY | | | | | | | | |
| 422.02 | 1 | 0.1 | 0 | 0.0 | 0 | 0.0 | - | -- |
| 422.03 | 113 | 5.7 | 5 | 4.5 | 366 | 7.1 | 32 | 8.7 |
| Community Total | 114 | 3.0 | 5 | 4.4 | 366 | 5.4 | 32 | 8.7 |
| BOX SPRINGS | | | | | | | | |
| 422.04 | 146 | 2.5 | 8 | 5.2 | 231 | 4.4 | 22 | 9.5 |
| CANYON CREST | | | | | | | | |
| 422.01 | 109 | 2.9 | 0 | 0.0 | 350 | 4.5 | 6 | 1.7 |
| VICTORIA | | | | | | | | |
| 306 | 325 | 5.2 | 39 | 12.0 | 457 | 6.9 | 7 | 1.5 |
| 312 | 227 | 4.0 | 12 | 5.3 | 313 | 4.9 | 0 | 0.0 |
| Community Total | 552 | 4.6 | 51 | 9.2 | 770 | 5.9 | 7 | 0.9 |
| MAGNOLIA CENTER | | | | | | | | |
| 307 | 1,033 | 19.8 | 368 | 35.6 | 847 | 17.8 | 0 | 0.0 |
| 310 | 680 | 9.0 | 122 | 18.0 | 944 | 12.3 | 51 | 5.4 |
| 311 | 770 | 16.9 | 129 | 16.8 | 798 | 18.7 | 72 | 9.0 |
| Community Total | 2,483 | 14.3 | 619 | 24.9 | 2,589 | 15.5 | 123 | 4.8 |
| MOUNTAIN VIEW | | | | | | | | |
| 308 | 539 | 9.6 | 115 | 21.3 | 650 | 11.9 | 11 | 1.7 |
| AIRPORT | | | | | | | | |
| 309 | 87 | 3.3 | 4 | 4.2 | 60 | 2.3 | 6 | 10.0 |
| RAMONA | | | | | | | | |
| 314.01 | 432 | 7.8 | 47 | 10.8 | 547 | 11.0 | 62 | 11.3 |
| 314.02 | 438 | 8.8 | 53 | 12.2 | 631 | 13.4 | 19 | 3.0 |
| 315.01 | 570 | 13.3 | 117 | 20.5 | 690 | 14.8 | 54 | 7.8 |
| 315.02 | 194 | 3.2 | 15 | 7.7 | 381 | 6.5 | 34 | 8.9 |
| Community Total | 1,634 | 7.8 | 232 | 14.2 | 2,249 | 11.1 | 169 | 7.5 |
| CASA BLANCA | | | | | | | | |
| 313 | 192 | 7.4 | 11 | 5.5 | 214 | 9.3 | 24 | 11.2 |
| GREENBELT | | | | | | | | |
| 317 | 239 | 4.4 | 12 | 4.8 | 405 | 3.9 | 63 | 15.6 |
| ARLINGTON | | | | | | | | |
| 316 | 726 | 12.9 | 195 | 26.8 | 842 | 12.5 | 65 | 7.7 |
| ARLANZA/LA SIERRA | | | | | | | | |
| 409 | 587 | 8.0 | 139 | 23.7 | 950 | 9.8 | 59 | 6.2 |
| 410 | 147 | 4.1 | 7 | 4.4 | 235 | 3.2 | 41 | 17.5 |
| 411 | 306 | 6.6 | 22 | 7.3 | 303 | 5.3 | 14 | 4.6 |
| 412 | 361 | 5.8 | 53 | 14.8 | 385 | 5.2 | 15 | 3.9 |
| 413 | 309 | 8.3 | 44 | 14.3 | 288 | 6.1 | 20 | 6.9 |
| 414.01 | 518 | 8.6 | 99 | 19.2 | 962 | 7.5 | 83 | 8.6 |
| 414.02 | 8 | 15.1 | ... | ... | 283 | 39.1 | 38 | 13.4 |
| Community Total | 2,236 | 7.1 | 364 | 16.3 | 3,406 | 7.0 | 270 | 7.9 |

... data suppressed

FEMALE HEADED FAMILIES

| | 1970 | | | | 1980 | | | |
|-------------------|--|--|---|--|--|--|---|--|
| | No. of Female Headed Families | Female Headed as % of Total Families | Number of Female Headed Families Below Poverty Level | % of Female Headed Families below Poverty Level | No. of Female Headed Families | Female Headed as % of Total Families | Number of Female Headed Families below Poverty Level | % of Female Headed Families below Poverty Level |
| CITY TOTAL | 4,016 | 11.6 | 1,243 | 31.0 | 6,436 | 14.6 | 1,911 | 29.7 |
| NORTHSIDE | | | | | | | | |
| 301 | 109 | 9.8 | 31 | 28.4 | 207 | 15.8 | 52 | 25.1 |
| 423 | 4 | 50.0 | 4 | 100.0 | 75 | 33.0 | 19 | 25.3 |
| Community Total | 113 | 10.1 | 35 | 31.0 | 282 | 18.3 | 71 | 25.2 |
| DOWNTOWN | | | | | | | | |
| 302 | 157 | 15.1 | 76 | 48.4 | 213 | 20.1 | 78 | 36.6 |
| 303 | 154 | 21.3 | 72 | 46.8 | 142 | 20.5 | 94 | 66.2 |
| Community Total | 311 | 17.7 | 148 | 47.6 | 355 | 20.3 | 172 | 48.5 |
| EASTSIDE | | | | | | | | |
| 304 | 210 | 22.5 | 87 | 41.4 | 301 | 27.9 | 169 | 56.2 |
| 305 | 247 | 17.2 | 98 | 40.0 | 428 | 27.9 | 252 | 58.9 |
| Community Total | 457 | 19.3 | 185 | 40.5 | 729 | 27.9 | 421 | 57.8 |
| UNIVERSITY | | | | | | | | |
| 422.02 | 13 | 5.3 | 12 | 92.3 | 14 | 6.2 | 7 | 50.0 |
| 422.03 | 68 | 12.5 | 21 | 30.9 | 350 | 30.4 | 99 | 28.3 |
| Community Total | 81 | 10.3 | 33 | 40.7 | 364 | 26.3 | 106 | 29.1 |
| BOX SPRINGS | | | | | | | | |
| 422.04 | 93 | 6.7 | 33 | 35.5 | 161 | 11.8 | 14 | 8.7 |
| CANYON CREST | | | | | | | | |
| 422.01 | 38 | 3.8 | 10 | 26.3 | 182 | 8.4 | 21 | 11.5 |
| VICTORIA | | | | | | | | |
| 306 | 102 | 6.2 | 34 | 33.3 | 75 | 3.9 | 6 | 8.0 |
| 312 | 137 | 10.2 | 19 | 13.9 | 267 | 15.0 | 29 | 10.9 |
| Community Total | 239 | 8.0 | 53 | 22.2 | 342 | 9.2 | 35 | 10.2 |
| MAGNOLIA CENTER | | | | | | | | |
| 307 | 206 | 13.6 | 27 | 13.1 | 230 | 17.8 | 30 | 13.0 |
| 310 | 232 | 11.0 | 28 | 12.1 | 331 | 16.0 | 103 | 31.1 |
| 311 | 172 | 13.1 | 45 | 26.2 | 213 | 17.1 | 62 | 29.1 |
| Community Total | 610 | 12.4 | 100 | 16.4 | 774 | 16.8 | 195 | 25.2 |
| MOUNTAIN VIEW | | | | | | | | |
| 308 | 136 | 8.6 | 35 | 25.7 | 180 | 11.4 | 36 | 20.0 |
| AIRPORT | | | | | | | | |
| 309 | 75 | 12.5 | 26 | 34.7 | 108 | 18.0 | 6 | 5.6 |
| RAMONA | | | | | | | | |
| 314.01 | 148 | 9.9 | 24 | 16.2 | 193 | 14.3 | 29 | 15.0 |
| 314.02 | 168 | 12.3 | 65 | 38.7 | 173 | 14.7 | 33 | 19.1 |
| 315.01 | 102 | 10.4 | 45 | 44.1 | 117 | 10.6 | 32 | 27.4 |
| 315.02 | 113 | 7.7 | 34 | 30.1 | 187 | 12.8 | 38 | 20.3 |
| Community Total | 531 | 10.0 | 168 | 31.6 | 670 | 13.2 | 132 | 19.7 |
| CASA BLANCA | | | | | | | | |
| 313 | 78 | 13.6 | 57 | 73.1 | 106 | 21.9 | 50 | 47.2 |
| GREENBELT | | | | | | | | |
| 317 | 234 | 17.3 | 133 | 56.8 | 311 | 11.3 | 90 | 28.9 |
| ARLINGTON | | | | | | | | |
| 316 | 224 | 15.2 | 30 | 13.4 | 311 | 17.0 | 46 | 14.8 |
| ARLANZA/LA SIERRA | | | | | | | | |
| 409 | 140 | 8.6 | 10 | 7.1 | 332 | 13.4 | 62 | 18.7 |
| 410 | 72 | 8.3 | 11 | 15.3 | 186 | 10.4 | 42 | 22.6 |
| 411 | 183 | 15.6 | 97 | 53.0 | 348 | 24.3 | 192 | 55.2 |
| 412 | 155 | 10.4 | 46 | 29.7 | 241 | 13.2 | 96 | 39.8 |
| 413 | 105 | 11.1 | 16 | 15.2 | 158 | 12.5 | 62 | 39.2 |
| 414.01 | 138 | 10.1 | 17 | 12.3 | 291 | 8.5 | 62 | 21.3 |
| 414.02 | 3 | ... | ... | ... | 5 | 1.8 | 0 | 0.0 |
| Community Total | 796 | 10.7 | 197 | 24.8 | 1,561 | 12.5 | 516 | 33.1 |

... data suppressed

LARGE AND SMALL FAMILIES

Small Families

Large Families

| | 1970 | | 1980 | | 1970 | | 1980 | |
|-------------------|--------|--------------------------|--------|--------------------------|-------|--------------------------|-------|--------------------------|
| | # | % Total Households | # | % Total Households | # | % Total Households | # | % Total Households |
| CITY TOTAL | 35,318 | 80.4 | 52,914 | 86.9 | 8,603 | 19.6 | 7,959 | 13.1 |
| NORTHSIDE | | | | | | | | |
| 301 | 1,218 | 83.0 | 1,517 | 86.6 | 250 | 17.0 | 238 | 13.4 |
| 423 | 90 | 92.8 | 278 | 93.9 | 7 | 7.2 | 18 | 6.1 |
| Community Total | 1,308 | 83.6 | 1,795 | 87.5 | 257 | 16.4 | 256 | 12.5 |
| DOWNTOWN | | | | | | | | |
| 302 | 1,681 | 93.2 | 1,876 | 94.1 | 122 | 6.8 | 117 | 5.9 |
| 303 | 2,024 | 95.9 | 2,035 | 95.4 | 87 | 4.1 | 97 | 4.6 |
| Community Total | 3,705 | 94.7 | 3,911 | 94.8 | 209 | 5.3 | 214 | 5.2 |
| EASTSIDE | | | | | | | | |
| 304 | 1,062 | 77.9 | 1,174 | 79.4 | 301 | 22.1 | 306 | 20.6 |
| 305 | 1,924 | 86.4 | 2,107 | 84.9 | 304 | 13.6 | 376 | 15.1 |
| Community Total | 2,986 | 83.1 | 3,281 | 82.8 | 605 | 16.9 | 681 | 17.2 |
| UNIVERSITY | | | | | | | | |
| 422.02 | 234 | 89.3 | 221 | 91.3 | 28 | 10.7 | 21 | 8.7 |
| 422.03 | 854 | 96.7 | 2,376 | 95.9 | 29 | 3.3 | 100 | 4.1 |
| Community Total | 1,088 | 95.0 | 2,588 | 95.5 | 57 | 5.0 | 121 | 4.5 |
| BOX SPRINGS | | | | | | | | |
| 422.04 | 1,225 | 74.3 | 1,527 | 85.1 | 424 | 25.7 | 268 | 14.9 |
| CANYON CREST | | | | | | | | |
| 422.01 | 782 | 74.2 | 2,703 | 89.9 | 272 | 25.8 | 304 | 10.1 |
| VICTORIA | | | | | | | | |
| 306 | 1,274 | 72.8 | 1,981 | 88.7 | 477 | 27.2 | 253 | 11.3 |
| 312 | 1,124 | 75.7 | 1,835 | 86.0 | 360 | 24.3 | 299 | 14.0 |
| Community Total | 2,398 | 74.1 | 3,816 | 87.4 | 837 | 25.9 | 552 | 12.6 |
| MAGNOLIA CENTER | | | | | | | | |
| 307 | 1,863 | 90.2 | 1,978 | 94.4 | 202 | 9.8 | 118 | 5.6 |
| 310 | 1,988 | 82.1 | 2,536 | 88.7 | 432 | 17.9 | 323 | 11.3 |
| 311 | 1,514 | 89.4 | 1,684 | 93.6 | 179 | 10.6 | 116 | 6.4 |
| Community Total | 5,365 | 86.8 | 6,198 | 91.7 | 813 | 13.2 | 557 | 8.3 |
| MOUNTAIN VIEW | | | | | | | | |
| 308 | 1,544 | 82.5 | 1,964 | 93.4 | 328 | 17.5 | 139 | 6.6 |
| AIRPORT | | | | | | | | |
| 309 | 451 | 67.2 | 569 | 74.3 | 220 | 32.8 | 197 | 25.7 |
| RAMONA | | | | | | | | |
| 314.01 | 1,635 | 86.1 | 1,912 | 92.0 | 264 | 13.9 | 167 | 8.0 |
| 314.02 | 1,383 | 84.1 | 1,709 | 92.1 | 261 | 15.9 | 146 | 7.9 |
| 315.01 | 911 | 75.5 | 1,469 | 88.3 | 295 | 24.5 | 195 | 11.7 |
| 315.02 | 1,044 | 67.3 | 1,556 | 84.6 | 507 | 32.7 | 284 | 15.4 |
| Community Total | 4,973 | 80.5 | 6,646 | 89.3 | 1,327 | 19.5 | 792 | 10.7 |
| CASA BLANCA | | | | | | | | |
| 313 | 396 | 61.8 | 444 | 69.3 | 245 | 38.2 | 197 | 30.7 |
| GREENBELT | | | | | | | | |
| 317 | 1,061 | 71.4 | 2,550 | 80.3 | 424 | 28.6 | 627 | 19.7 |
| ARLINGTON | | | | | | | | |
| 316 | 1,722 | 85.5 | 2,331 | 89.5 | 293 | 14.5 | 274 | 10.5 |
| ARLANZA/LA SIERRA | | | | | | | | |
| 409 | 1,465 | 76.0 | 2,576 | 84.8 | 462 | 24.0 | 461 | 15.2 |
| 410 | 642 | 66.8 | 1,614 | 76.1 | 319 | 33.2 | 507 | 23.9 |
| 411 | 1,038 | 76.3 | 1,275 | 76.3 | 322 | 23.7 | 395 | 23.7 |
| 412 | 1,081 | 68.2 | 1,711 | 79.7 | 505 | 31.8 | 437 | 20.3 |
| 413 | 854 | 76.2 | 1,214 | 79.0 | 266 | 22.8 | 322 | 21.0 |
| 414.01 | 1,216 | 74.6 | 3,826 | 85.3 | 415 | 25.4 | 658 | 14.7 |
| 414.02 | 18 | 85.7 | 375 | 100.0 | 3 | 14.3 | 0 | 0.0 |
| Community Total | 6,314 | 73.4 | 12,591 | 81.9 | 2,292 | 26.6 | 2,780 | 18.1 |

APPENDIX 2

CITY OF RIVERSIDE COMPREHENSIVE
HOMELESS ASSISTANCE PLAN

CITY OF RIVERSIDE
COMPREHENSIVE HOMELESS ASSISTANCE PLAN

On July 22, 1987, President Reagan signed into law the Stewart B. McKinney Homeless Assistance Act (Public Law 100-77) to provide needed assistance for the homeless. As a condition of receiving assistance under Title IV, the City hereby submits this annual update of its Comprehensive Homeless Assistance Plan (CHAP) incorporating elements specified in Subtitle A of Title IV of the Homeless Assistance Act.

I. STATEMENT OF NEED:

The City of Riverside, which is located within one of the fastest growing counties in the State of California, is confronted by a continuously growing number of homeless individuals and families within its area.

In response to the homeless problem, the City joined the County of Riverside in 1985 to form an Emergency Housing Task Force to review the problems of homelessness and make specific findings and recommendations. The Task Force no longer exists; however, many of their recommendations were implemented to meet identified needs. Included among them were the following:

- A full-time Homeless Coordinator was hired to serve the County of Riverside.
- A Homeless Revolving Loan Fund Program was established to provide short-term loans to families at risk of becoming homeless.
- The Clearinghouse Bureau for the homeless was funded.

There are still many challenges that must be met to meet the needs of the three primary subgroups of the homeless, which are identified as follows:

- Street People - These are people who are either mentally or emotionally handicapped and who are generally unresponsive to rehabilitation efforts.
- Temporary Homeless - This group is comprised of people who, because of personal or economic crisis, are temporarily without shelter or sustenance.
- Transients - This group consists of people who lead a nomadic existence.

In order to make available shelters and supportive services for homeless individuals and families within the City, there is a need for the assistance available through the following programs set forth in Title IV of the Stewart B. McKinney Homeless Assistance Act.

- Emergency Shelter Grant Program (Subtitle B) - to provide immediate temporary shelter and stabilizing supportive services to homeless individuals and families. This program is needed to meet the needs of all the homeless.

- Transitional Housing Program (Subtitle C) - to provide the homeless with temporary shelter and necessary supportive services to reach the goal of self-sufficiency and permanent housing within a specified time frame of two (2) to six (6) months. This program will be most beneficial for those in need of special services, i.e., families with children, the elderly, physically and mentally disabled, veterans and deinstitutionalized homeless individuals.
- Permanent Housing for the Handicapped Homeless (Subtitle C) - to provide community based, long-term housing and supportive services for handicapped homeless persons.
- Supplemental Assistance for Facilities to Assist the Homeless (Subtitle D) - to supplement activities under the Emergency Shelter Grant Program or the Supportive Housing Demonstration Program to meet the special needs of homeless families with children, elderly homeless individuals, and handicapped. Particularly needed is "a drop-in center", a daytime non-sleeping area which could be utilized as a safe haven and to house supportive services.
- Section 8 Moderate Rehabilitation Assistance for Single Room Occupancy Dwellings - to provide housing for homeless individuals through the allocation to the Public Housing Authority of Section 8 funds. This program is particularly needed locally to serve single individuals.

II. INVENTORY OF HOMELESS FACILITIES AND SERVICES

Four transitional shelters currently operate within the City of Riverside: I Care Shelter, Horizon House, the Genesis Shelter and New Life Crusade Shelter. The latter two facilities came into existence during the past year.

The I Care Shelter will accommodate forty (40) homeless individuals. This shelter is designed for families and single parents with children. It is the result of a joint effort between I Care Shelter, the City and the County of Riverside.

Riverside County Coalition for Alternatives to Domestic Violence (ADV) operates Horizon House, a comprehensive 15 bed emergency shelter for battered women and their children who can stay up to 30 days at any given time. Emergency overnight stay is also available. The shelter, located in the City of Riverside, serves the western Riverside County area. To address the need for more beds and supportive services for battered women and their children county-wide, ADV is planning to construct a 45 bed shelter in the future.

The Genesis Shelter, a product of cooperation between the City and County of Riverside, Lutheran Social Services of Southern California, and the Housing Authority of Riverside County, is scheduled for opening in February 1989. There will be the capacity to provide shelter for at least 12 families in this renovated motel complex.

New Life Crusade operates a 40-bed men's dormitory style shelter facility. The organization offers short term (3-day maximum) stays while assessments and plans are completed for individuals sheltered there. Longer stays (30 days or more) are possible under a transitional housing plan. Supportive services are provided to facilitate mainstreaming of residents.

In addition, to meet the needs created by severe winter weather, the City has utilized the National Guard Armory to shelter up to 125 men and women. The City uses the Isaac Walton Clubhouse, which can house up to 65 when the Armory is not available. The program is only operative when the temperature falls below 40° or 50° with rain.

The following is a partial list of other private and public non-profit organizations and governmental agencies offering assistance to homeless individuals and families. In addition, these agencies provide vouchers for motel use utilizing available federal, state and local funds.

Organization

Services

| | |
|---|--|
| Allen Chapel A.M.E. | Food, Supportive Services |
| Campeños Unidos | Food, Supportive Services |
| Casa Blanca House of Neighborhood Services | Food, Supportive Services |
| Community Settlement Association | Food, Supportive Services |
| Friends Outside | Food, Shelter, Supportive Services |
| La Sierra Seventh Day Adventist Community Services | Food, Supportive Services |
| St. Vincent de Paul Help Center | Food, Supportive Services |
| Salvation Army (Riverside) | Food, Emergency Shelter Payments, Supportive Services |
| Survive Food Bank | Food, Employment |
| Riverside County Department of Mental Health | Shelter, Supportive Services |
| Riverside County Department of Public Social Services | Emergency Shelter Payments |
| Veteran Services | Food, Supportive Services |
| Lutheran Social Services | Food, Supportive Services |
| Riverside County Coalition For Alternatives to Domestic Violence | Food, Shelter, Supportive Services |
| New Jerusalem Four Square Gospel Church | Food, Supportive Services |
| Calvary Presbyterian Church | Food |
| First Congregational Church | Food |
| Greater Faith Missionary Baptist Church | Food |
| Hope Lutheran Church | Food |
| Magnolia United Presbyterian Church | Food |
| First Assembly Church | Food |
| Victoria Community Church | Food |
| Queen of Angels Church | Emergency Shelter Payments |
| Shared Housing | Shelter Placements |

III. STRATEGY:

In order to match the needs of the homeless population with available services, the City of Riverside and the County of Riverside jointly funded a Clearinghouse Bureau for referring the homeless to available shelter and provide some data gathering. In December, 1987, in response to severe winter weather, the City Council initiated the Emergency Shelter Program utilizing the National Guard Armory to provide needed shelter. Funds were allocated to Lutheran Social Services for the program's operation, in cooperation with the Salvation Army and Volunteer Center's Clearinghouse Bureau.

In recognition of the fact that what was needed was a year round coordination of City and County efforts to meet the needs of the homeless, the City Council adopted an attached Comprehensive Housing Plan which was prepared by Riverside County's Department of Community Action in October 1988. That Plan outlines a series of strategies addressing various facets of the problems of homelessness utilizing public, private and voluntary resources in a coordinated approach. The Plan's stated goal is to improve the existing delivery system of services for the homeless, maximize existing resources and identify remaining needs. The Plan designates the Federal Emergency Management Act (FEMA) Local Board as the advisory body on the allocation of all State and Federal funds for homeless programs and calls upon the FEMA Local Board to monitor their usage. It also called for the hiring of a Homeless Services Coordinator to oversee these efforts and encourage voluntary participation of all of the County's cities as well as greater involvement of voluntary organizations. The City of Riverside allocated \$35,000 towards implementation of this plan. Present staff is overseeing the operation of the winter Emergency Shelter Program. A Crisis Line, manned by the Volunteer Center, was also established to provide needed referrals.

Beyond the provision of shelter and food, strategies are being developed for coping with what are perceived to be the most critical needs. They are:

- 1) The availability of supportive services to meet the needs of the homeless for health care, mental health counseling, education, drug or alcohol rehabilitation, job training, etc.
- 2) The availability of a daytime drop-in center to house those services and provide a needed alternative for the homeless to downtown gathering spots.

Inherent in these efforts is the development of the mechanism to track clients and identify their needs for future referral. Uniform intake procedures and a screening process will also be established. The availability of this data will assist responsible agencies in developing short and long term goals to address these problems.

One of the functions assumed by the Homeless Services Coordinator has been the improved coordination of feeding programs and other services provided by local churches and service groups to avoid overlapping and identify gaps in service delivery. The 1987 CHAP also recommended the establishing of a revolving loan fund to provide loans or grants to families at risk of becoming homeless and to homeless families in search of permanent housing to be used for the first month's rent, security deposit, etc. The City and County of Riverside have allotted \$10,000 and \$25,000, respectively, in Community Development Block Grant funds for this purpose. A loan review committee was established and the program is fully operational. Loan repayments are made to Security Bank to help the recipients develop a credit history.

Remaining elements in the City's strategy include the following:

- Increase the availability of transitional shelter programs while clients seek permanent housing. Consideration is being given to utilizing HUD repossessions for this purpose.
- Provide long term shelter programs for those with special needs. The target population for these services would be the elderly and chronic mentally ill. Very limited funds are currently available for this purpose.
- Increase the number of single men emergency transitional shelters. One shelter has opened in the intervening year, but additional beds are needed immediately.
- To meet the need for transportation of the homeless to shelter, the County is attempting to acquire surplus vans for donation to appropriate community groups for operation.
- The Department of Community Action is meeting on an ongoing basis with other County departments to determine how best to coordinate their available resources.
- The Volunteer Center has been allocated funds to administer a demonstration voucher program with one to two existing providers of single family dwellings on a for-profit basis to determine the feasibility of this approach.
- A system for communication with local providers of homeless services regarding potential grant resources and technical assistance will be established to encourage their success in securing additional funds.
- Overall there is a need to work towards long term solutions, including increased transitional shelter and low income housing. The availability of Redevelopment funds to aid in meeting these needs is being explored. In addition, staff is investigating the possibility of future acquisition of surplus property as a shelter site.

IV. USE OF ASSISTANCE

The Federal financial assistance under Title IV of the Stewart B. McKinney Homeless Assistance Act will serve to further complement and expand the shelters and supportive services for the homeless in the greater Riverside area and provide shelters and services not now offered.

The Emergency Shelter Grant Program could provide needed funds for the expansion of limited facilities currently available to shelter homeless persons. Despite the addition of Genesis Shelter, we cannot accommodate the growing number of homeless families in need of shelter and supportive services. Additional facilities are needed to serve other segments of the homeless population.

The Transitional Housing Demonstration Program could expand the facilities necessary to serve the needs of the homeless and aid them to reach the goal of self-sufficiency and permanent housing. Emphasis would be placed upon identifying innovative approaches to meeting the local needs of deinstitutionalized persons, the mentally ill, and homeless families with children. We are in the process of developing an analysis of the extent of those needs.

The Permanent Housing for the Handicapped Program would provide a much needed source of housing and supportive services for handicapped persons. Our data suggests that the needs of the handicapped are masked by the fact that they are less visible. In some instances, handicapped persons are maintained in a hospital setting because of the absence of appropriate housing for the handicapped. This program offers an alternative which would be a far less costly response to this need.

The Supplemental Assistance for Assistance to House the Homeless Program would be used to provide assistance to cover costs not covered by emergency shelter grant or supportive housing programs and to meet the special needs of homeless families, elderly or handicapped homeless persons. It could also provide assistance to particularly innovative programs by assisting in the purchase, lease, renovation or conversion of facilities, or the provision of supportive services.

The Section 8 Assistance for Single Room Occupancy (SRO) Program provides assistance for moderate rehabilitation of SRO facilities for use by homeless persons. This program is of particular importance because of the great need for additional facilities to serve the needs of single men and the need to address the social problems associated with their presence.

In summary, all of the above noted programs will supplement, expand, and assist in coordinating the services currently available and augment the resources of the various private non-profit and organizations public agencies currently involved in attempting to serve the homeless population.

Authorized Signature

February 7, 1989

Date

Title

RS/0176r/k
02/01/89

APPENDIX 3

COUNTY OF RIVERSIDE COMPREHENSIVE HOMELESS PLAN

COMMUNITY ACTION



COMPREHENSIVE
HOMELESS PLAN

County of Riverside

July 12, 1988

SUMMARY

In this proposal, the County Department of Community action will outline a systematic plan of action to address the problem of homelessness in the County of Riverside.

A need exists to coordinate responses of the County, the cities, the private sector and the voluntary sector to insure that together we reduce the incidence of homelessness and thereby strengthen the family and the community.

The major objective of this proposal is to improve the present delivery system by maximizing the benefit of scarce resources. Strategies have been identified under METHODS which involve oversight by the FEMA Local Board, a clearinghouse run by the Volunteer Center, a food and shelter network and overall administration by the Department of Community Action.

Support for the comprehensive program will be provided by the public, private and voluntary sectors. An infusion of federal dollars is available which, when coupled with local resources, can aid in the short- and long-term reduction of homeless persons. Tables #1 and #2 illustrate how the solution to homelessness can be borne by all sectors of the community.

Finally, the delivery system will be evaluated in ways that measure results and provide indicators to improvement. An annual report will be made to all appropriate sources.

INTRODUCTION

The mission of the Department of Community Action (DCA), the anti-poverty agency for the County of Riverside, is to remove the paradox of poverty in the midst of plenty. The agency goals are dignity and self-sufficiency for the poor along with helping families and individuals to help themselves and thereby move out of poverty. This is done through short- and long-range strategies.

From time-to-time, crises arise and the DCA works with others to address these crises. It was so during the energy crisis; it is so today when we face a crisis of homelessness.

In 1983, the DCA assumed the administration of the Federal Emergency Management Agency (FEMA) funding from United Way and began to offer staff support to the FEMA Local Board, which provides the governance to the program (Attachment #1). Since 1983, nearly two million dollars have been awarded to community-based organizations throughout Riverside County to provide FEMA emergency food and shelter services.

In 1985, the State Department of Housing and Community Development (HCD) requested that the FEMA Local Board participate in the Emergency Shelter Program and again the DCA provided staff support with no remuneration, conducting the request for proposal and making recommendations for funding of approximately one-half million dollars in four years.

In 1987, the FEMA Local Board was asked to serve as an advisory board to the City and County of Riverside regarding administration of \$153,000 in Emergency Shelter Grant (ESG) funds. A resolution citing roles and responsibilities of the FEMA Local Board was adopted by both bodies. At the time, priorities were established for serving the homeless, with families being highest priority, and transients last priority. At the same time, the DCA was asked to monitor certain agencies receiving general fund and Community Development Block Grant (CDBG) funds to serve the homeless. The agency received \$7,500 for performing this service.

Today, there is a network of community organizations providing food and shelter services to the homeless and an organization that serves as a clearinghouse for the network. The DCA officially monitors the homeless delivery system. Attachment #2 clearly shows the network, the funding and the types of services.

The DCA has been designated the administrative entity for services for the homeless. It administers funding, conducts requests for proposals, makes grants, monitors the network and submits reports to local, State and federal sources in addition to staffing the FEMA Local Board. Attachment #3 charts the flow of current work.

The total amount of funding that supports the present system for 1987-88 is \$807,479, via the following sources:

| | |
|---------------------|------------|
| FEMA Local Board | \$ 438,879 |
| County of Riverside | \$ 285,000 |
| City of Riverside | \$ 55,600 |
| Desert Cities | \$ 28,000 |

Current inventory of services includes five shelters for a total of 137 beds. Another 28-bed shelter is under development. National Guard armories throughout the County and selected park facilities in Riverside serve as back-up when the temperature falls below 40 degrees. Eight agencies participate in a motel voucher program, ten agencies provide emergency food services and there is a homeless loan fund.

STATEMENT OF THE PROBLEM

The delivery system is not coordinated throughout the County; nor is it totally adequate. A comprehensive homeless plan is needed to address the immediate problem, the transitional and the re-stabilization phases that homeless persons and families undergo. Such a system involves the public, private and voluntary sectors, each bearing some responsibility for the problem and its solution (Table #1). It provides for a coordinated delivery system that maximizes the resources and avoids duplication through communication.

The Volunteer Center sets the number of homeless in the City of Riverside at about 500 with 36% of that number being children. We estimate up to 3,000 people are homeless in the County. Indications, already derived from the DCA's homeless loan program, suggest that there is also a significant percentage of "near homeless" families. There is a need to continue to gather quantitative and qualitative data on the number and character of the homeless.

There are 134 beds available to shelter the homeless, however most shelters limit the length of stay. Another 100 beds are needed to meet the current need and to ensure an adequate period for the homeless to stabilize and transition back into the main stream of society.

There is a need for both a hotline to disseminate information about the availability of shelter and a uniform intake strategy to determine the number and the character of the homeless. A good tracking system will guard against duplication and help to establish the extent of homelessness.

There is a great need for supportive services and the longer the incidences of homelessness, the greater the need for these services, e.g. health screening, skills assessment, job training, food services and transportation.

There is a need for mobilization of more resources for single men.

Finally, there is a need to monitor services, to forecast trends and to work towards long-term solutions, particularly more low-income housing.

The program delivery system planned for Riverside County and its incorporated cities will be a coordinated and comprehensive one endorsed by all the jurisdictions, one that will achieve maximum benefit for dollars spent.

SPECIFIC NEEDS

There are specific areas that should be developed or strengthened in order to provide a comprehensive and coordinated approach to resolving the problems of the homeless.

1. There is a need to garner additional support from other cities and from the business community to support the cost of homelessness services.
2. There is a need to expand the FEMA Local Board to include representation from the cities.
3. There is the need to centralize funding awards and for one local body to make policy recommendations to local jurisdictions.
4. There is a need for a hotline, uniform intake procedures and a uniform screening process.
5. There is a need to continue the Volunteer Center clearinghouse initiated in 1987.
6. There is a need for approximately 100 additional beds and more long-term transitional shelters.
7. There is a need for transportation to enable access to services.
8. There is a need to develop a job training program for homeless persons, which would include support services.

PROGRAM OBJECTIVES

1. The major objective is to reduce the incidence of homelessness within the County of Riverside by improving and strengthening the present delivery system. The DCA would accomplish this objective by ensuring a comprehensive, coordinated response from local jurisdictions, the private and the voluntary sectors.
2. The significant process objective is to better utilize existing resources to achieve maximum benefit. The DCA would accomplish this by working with City and County officials, the FEMA Local Board and the homeless network to assess and respond to the needs of the homeless.

METHODS

- I. There is a need to mobilize additional support from public, private and voluntary sectors.

Presently, federal and State funds are made available through the County and five incorporated cities. The only private-sector funds are provided by United Way of the Inland Valley.

STRATEGIES

- A. The DCA will employ a Director of Homeless Services to be responsible for coordination of the network and homeless services.
 - B. The DCA Executive Director, with assistance from the County Administrative Officer, will petition the remaining fourteen incorporated cities to provide financial support, using the formula devised by the Coachella Valley Association of Governments (CVAG). The deadline for accomplishing this objective is November 15, 1988 in anticipation of the cold weather.
 - C. The Director of Homeless Services (coordinator) will address at least six chambers of commerce and six voluntary organizations (e.g. Kiwanis, Soroptimist, Lions) before November 15, 1988 and before the cold weather commences.
- II. As noted, a need exists to expand the FEMA Local Board to include representation from the cities. The FEMA Local Board serves as an advisory board to the City and County of Riverside and, with additional representation, could advise on homelessness on a County-wide basis.

STRATEGIES

- A. The City of Riverside will extend an invitation to the Mayors and Councilmen's Conference to appoint two representatives;

one for the Eastern and one for the Western portion of the County to serve on the FEMA Local Board. This will be accomplished prior to August 30, 1988.

- B. The Conference will make its appointments in September and members will begin attending meetings in October.

III. In order to maximize the benefit of limited revenue, the FEMA Local Board will advise the County and the cities on how to best coordinate the use of all funds designated for homeless services.

STRATEGIES

- A. The FEMA Local Board advises the County and the City on the use of Emergency Shelter Grant (ESG) funds. The Board currently advises the City of Riverside on use of general funds and will advise the City on CDBG funds for homeless services. The Board will seek to do likewise for other cities as well as the County. The time frame for recruiting the support of all cities is by December 31, 1988.
- B. Specifically, representatives of the Department of Public Social Services will be invited to participate in FEMA Local Board meetings in order to coordinate AB 1733, which is a program which was implemented on February 1, 1988. It provides for temporary shelter for up to three weeks and assistance in securing permanent housing for homeless families who are AFDC recipients or who are eligible for AFDC. Providers will refer clients to this resource as a first step in the process.
- C. The United Way will be invited to formally notify the FEMA Local Board of funding awards made for homeless services following the allocations process of 1988.
- D. Riverside County Mental Health and Riverside County Schools will be asked to (1) inform the FEMA Local Board upon receipt of their Stewart B. McKinney allocations and (2) coordinate their work plans with the FEMA Local Board.

- IV. Critical to the success of the system is a hotline to enable access and uniform intake/screening procedures. It is acknowledged candidly that this set of strategies will be the most difficult to implement.

STRATEGIES

- A. The DCA staff will discuss integration/placement of a homeless hotline in various key locations throughout the County with dispatch capability. These discussions will be conducted with Sonny Richardson, Chief of Police, Cois Byrd, Riverside County Sheriff and Ken Cohen, Riverside General Hospital Administrator. This strategy builds on an existing capacity.
- B. The DCA will conduct articulation sessions with shelter providers, law enforcement agencies, the County hospital and other representatives of access points for the homeless to work towards a uniform intake and screening process. Because of shelter rules, placement procedures will not be uniform. It is recognized that the system must be flexible enough to incorporate varied policies of the providers while at the same time facilitate data management.
- V. As indicated, a need exists to continue the clearinghouse activities initiated by the Volunteer Center in 1987. Such activities would reduce duplication, streamline services and ensure quality data.

STRATEGIES

- A. The Volunteer Center will verify applicants for the Rental Assistance Program on behalf of the network of FEMA emergency shelter providers.
- B. The Volunteer Center will administer a demonstration Voucher Program with one-to-two existing providers in the short term and one-to-three single family dwellings operated by for-profit entrepreneurs in the long term.

- C. The Volunteer Center will assist the DCA in mobilizing financial support from a minimum of six businesses in the Riverside area. Other providers may also assist in this effort. Providers will be asked to suggest a time frame.
 - D. The Volunteer Center will continue to collect and store data on the number and character of homeless people by conducting one survey in the Riverside area on August 29 and September 2, 1988 at the shelters and meal sites. The DCA will recruit other organizations to conduct surveys in other parts of the County.
- VI. The latest needs assessment revealed a need for at least 100 additional beds. Moreover, we have learned from experience that only a transitional period of longer duration will facilitate more successful progress towards stability.

STRATEGIES

- A. Lutheran Social Services and the County Housing Authority will open a 28-bed facility during 1988-89.
 - B. The DCA will use Federal Emergency Management Agency (FEMA) Emergency Shelter Program (ESP) and Emergency Shelter Grant (ESG) funds to increase the inventory of beds by encouraging the use of single-family homes as temporary shelter, while supporting development of shelter facilities.
 - C. The DCA will explore the feasibility of converting the Salvation Army facility into a shelter for such groups as families, single women, seniors and youth. This long-range solution, requiring input from many sectors, will be a matter of discussion only in 1988-89.
- VII. A need exists for job training programs to assist the homeless to secure employment. Without a stable base of employment, the goal of economic self-sufficiency will go unrealized. A successful job

training program would be multi-faceted and would require the cooperation of the network of providers who serve the homeless.

STRATEGIES

- A. The DCA, in conjunction with the Job Training Partnership Department (JTPD) and the Opportunities Industrialization Center (OIC) submitted an application to the Department of Labor to secure funding for an employment training program for the homeless. Entitled "The Steps of Success," it will incorporate motivational, remedial and skills training and will employ a case management methodology. If funded, this program will commence in December. If not, other funds will be sought to implement the program.
- B. The JTPD and the Employment Development Department will be brought together with the homeless network to discuss strategies to meet employment and training needs of the homeless. This will be the agenda for one of the provider network meeting which will occur monthly.

VIII. Methods will be devised for suggestions resulting from the review and comment process.

- A. The DCA will consider the establishment of a housing service to locate rental units.
- B. The DCA staff will initiate discussions with Public Health and County Hospital officials about a health screening service.
- C. Efforts will be made to encourage groups using White Park as a feeding site to relocate to North Park. Seniors and children are unable to use the park now and the City is putting \$85,000 into law enforcement to patrol the area. Relocation would enable the allocation of those funds to other activities.
- D. A system for communication with local providers regarding potential grant sources and other relevant information will be explored.

EVALUATION

At the conclusion of the program, an evaluation will be completed which measures the results of the program, or the extent to which stated objectives were achieved. The primary question which will be asked is: "Has the program reduced the incidence of homelessness and resulted in the strengthening and improvement of the service delivery system?"

We will also determine how effective each of the program components have been toward achieving the objectives.

The primary motivation for completing this two-part evaluation would be to measure how effective different program components were in order to make better decisions about the homeless issue in the future. If this design proves to be successful and an evaluation confirms the reasons for its success, it is more likely that this program will be continued or replicated.

A written report will be issued to the County and participating cities at the conclusion of the program. This report will be developed with input from the FEMA Local Board, the Service Providers' Network and homeless clients.

HOMELESS SERVICES PLAN
BUDGET

| <u>Salaries</u> | <u>County Cities</u> | <u>Other*</u> |
|---|--------------------------|------------------|
| - Coordinator (Contract) | 35,000 | -0- |
| - Clerical (25% of time) | 5,000 | -0- |
| <u>Administration</u> (phone, supplies, printing, postage, travel) | 15,000 | |
| <u>Clearinghouse</u> (Volunteer Center) | 15,000 | |
| Federal and State Funding | | 807,479* |
| TOTALS | <u>\$70,000</u> | <u>\$807,479</u> |

* CSBG - CDBG - FEMA - ESG - ESP funding anticipated

Table #1

SOURCE OF FUTURE FINANCIAL AND MATERIAL SUPPORT

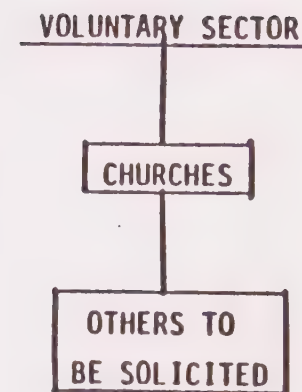
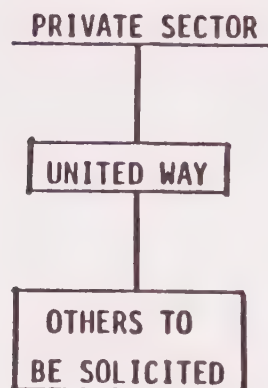
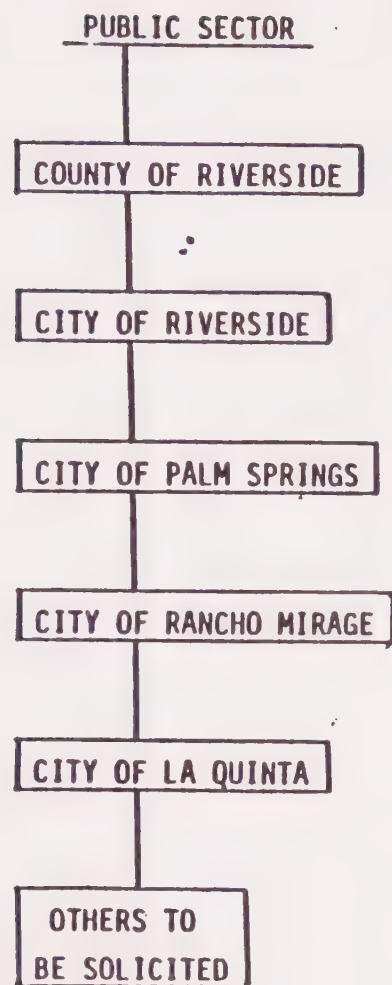


Table #2

PROPOSED HOMELESS ADVISORY COMMITTEE (FEMA Local Board)

Required Members

Other Local Members

Proposed City Representatives

Catholic Charities

Housing Authority

Mayors & Councilmen's Conference (2)
(may be administrative)

National Council of Churches
(Lutheran Social Services)

SURVIVE Food Bank

American Red Cross

AFL-CIO Community Services

United Way

Salvation Army

National Jewish Federation
(Temple Beth El)

County of Riverside

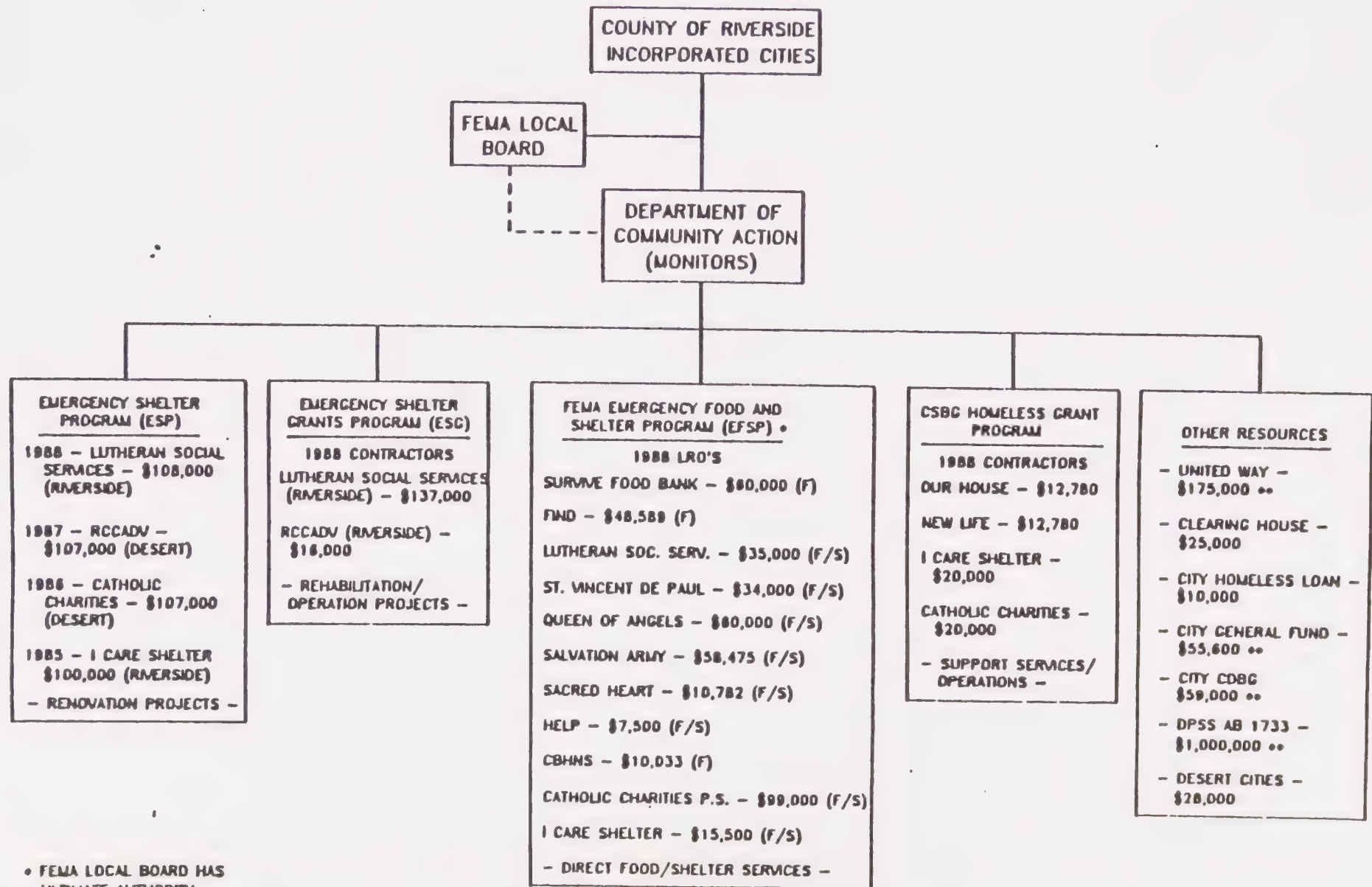
FEMA LOCAL BOARD ROSTER

1. **** Ms. Carleen B. Sigsbee**
Corona-Norco United Way
852 West 6th
P.O. Box 596
Corona, CA 91720
(714) 736-0620
2. **Mr. Ernie Young, Consultant**
United Way of the Desert
P. O. Box 2222
Palm Springs, CA 92263
(619) 323-2731
3. **Major Fred Seiler**
The Salvation Army
3902 University Avenue
P. O. Box 349
Riverside, CA 92507
(714) 682-1974
4. **** Mr. Ralph V. Snow, Director**
AFL/CIO Community Services
393 West Athol Street
San Bernardino, CA 92401
(714) 824-6876
5. **Mr. Tom Ford**
Lutheran Social Services
741 West Virginia Street
San Bernardino, CA 92405
(714) 824-2451
6. **Ms. Michelle Burden**
United Way of the Inland Valleys
2060 University Avenue
Riverside, CA 92507
(714) 686-4891
7. **Mr. Daryl E. Brock**
SURVIVE Food Bank
2486 3rd Street
Riverside, CA 92501
(714) 686-4891
8. **Mr. Lou Fithian**
Temple Beth El
2323 Mary Street
Riverside, CA 92506
9. **Ms. Cathy Mitchum**
Riverside County Housing Authority
5555 Arlington Avenue
Riverside, CA 92504
(714) 351-0824
10. **Greg Fitzgerald**
Catholic Charities
1427 North La Cadena
Colton, CA 92324
(714) 370-0800
11. **Mr. Timothy Waldron**
American Red Cross
26309 Cape Mendocino Court
Moreno Valley, CA 92360
(714) 924-9373
12. **** Mrs. Lois J. Carson**
Riverside County Department
of Community Action
3600 Lime Street, Suite 714
Riverside, CA 92501
(714) 787-2262

**** Executive Committee Members**

Last Updated 5/24/88

RIVERSIDE COUNTY HOMELESS RESOURCE NETWORK 1988



- FEMA LOCAL BOARD HAS ULTIMATE AUTHORITY
- NOT ADMINISTERED BY THE DCA

APPENDIX 4

1988-1991 HOUSING ASSISTANCE PLAN

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

RIVERSIDE, CALIFORNIA

2. GRANT NUMBER

B - 8 9 - M C - 0 6 - 0 5 3 8

3. PERIOD OF APPLICABILITY

FROM: October 1, 1988 to: September 30, 1991

5.

HUD APPROVAL

Benjamin J. Robo 12/12/88
(Signature of Authorized Official) (Date)

4. DATE OF SUBMISSION

4a.

☒ Original ☐ Revision ☐ Amendment

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

| | TENURE TYPE | STANDARD UNITS | | SUBSTANDARD UNITS | | SUBSTANDARD UNITS SUITABLE FOR REHAB | | |
|---|-------------|----------------|--------------|-------------------|--------------|--------------------------------------|--------------|--------------|
| | | OCCUPIED UNITS | VACANT UNITS | OCCUPIED UNITS | VACANT UNITS | OCCUPIED UNITS | | VACANT UNITS |
| | | | | | | Total | Lower Income | |
| | | A | B | C | D | E | F | G |
| 6 | Owner | 41,760 | 834 | 2,390 | 43 | 1,720 | 762 | 31 |
| 7 | Renter | 26,078 | 1,631 | 2,285 | 142 | 1,645 | 1,033 | 102 |

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|--------------------|---------|--------------|--------------|--------|
| | | H | I | J | K |
| 8 | Very Low Income | 1,728 | 5,063 | 822 | 7,613 |
| 9 | Percent | 22.7 % | 66.5 % | 10.8 % | 100% |
| 10 | Other Lower Income | 547 | 3,120 | 582 | 4,249 |
| 11 | ETR | 0 | 662 | 115 | 777 |
| 12 | To be Displaced | 0 | 0 | 0 | 0 |
| 13 | Total | 2,275 | 8,845 | 1,519 | 12,639 |
| | Percent | 18.0 % | 70.0 % | 12.0 % | 100% |

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

| | | REHABILITATION OF SUBSTANDARD UNITS | NEW CONSTRUCTION | CONVERSION TO STANDARD UNITS | HOME IMPROVEMENTS |
|----|--------|-------------------------------------|------------------|------------------------------|-------------------|
| | | L | M | N | O |
| 15 | Owner | 207 | 30 | 0 | 1,950 |
| 16 | Renter | 63 | 98 | 0 | 12 |

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

| | | | | | |
|----|--------|-----|----|---|-------|
| 17 | Owner | 207 | 30 | 0 | 1,950 |
| 18 | Renter | 63 | 98 | 0 | 12 |

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|---------------------------|---------|--------------|--------------|-------|
| | | P | Q | R | S |
| 19 | Households to be Assisted | 228 | 785 | 125 | 1,138 |
| 20 | Percent | 20.0 % | 69.0 % | 11.0 % | 100% |

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|---------------------------|---------|--------------|--------------|-------|
| | | T | U | V | W |
| 21 | Households to be Assisted | 228 | 785 | 125 | 1,138 |

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

| | NEW | REHAB | EXISTING |
|----|-------|-------|----------|
| 22 | 1,138 | 1,138 | 1,138 |

23 ☐ Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

24 Attach map identifying the general locations of proposed assisted housing.

159 Revised 11-1-88

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

Standard and Substandard Units

The Housing Element of the Riverside General Plan, adopted in June, 1984, defines substandard housing as "deteriorating or dilapidated housing needing more repairs than would be provided in the course of regular maintenance and/or does not provide safe and adequate shelter and/or violates one or more significant aspects of the Uniform Housing Code. Dilapidated units are those which are so seriously substandard that removal is necessitated, while deteriorating units are considered capable of being repaired." As reported in the City's previous HAP, the Riverside County Housing Authority considers this definition to include and exceed the Section 8 Existing Housing Quality Standards definition of substandard housing. The Riverside Housing Element also states, "A structure is suitable for rehabilitation if it is economically feasible to do so. While there is no defined standard of "economic feasibility", repair is generally not economically justifiable if costs of such amount to more than 50% of the structure's value prior to rehabilitation."

Since the City Building and Zoning Enforcement Divisions only respond to complaints regarding safety or code violations, no compiled citywide data is readily available which would provide an estimate of substandard units based on the Housing Element's definition. Estimates for housing quality by tenure and type, therefore, were determined by methodologies outlined by Department of Housing and Urban Development (HUD) staff at their August 29, 1988, training session in Santa Ana, California regarding HAP preparation.

Briefly, 1985 HAP figures on housing units were updated to 1988 by utilizing finalized building permit records for residential construction. The numbers of substandard units suitable for rehabilitation (1720 owner and 1645 renter) and the numbers of lower income households (762 owner and 1033 renter) in substandard units suitable for rehabilitation were derived by distributing the revised 1988 housing unit totals across Table I at the same proportionalities as reported in the City's previous HAP.

TABLE II - RENTAL SUBSIDY NEED OF LOWER INCOME HOUSEHOLDS

Very Low Income (Low Income)/Other Low Income (Moderate Income)

Estimates for very low (total 7613) and other low (total 4249) income households needing rental subsidies were derived by increasing the number of households in each category by the numbers of households expected to reside as discussed below.

Expected to Reside

The number of lower income Households Expected to Reside (ETR) in Riverside during the three year period of the HAP is estimated to be 1841. This figure was derived from the Southern California Association of Governments (SCAG) 1988 Regional Housing Needs Assessment (RHNA) for low and very low income households. The RHNA figures were adjusted to cover the 1989 - 1991 period.

Since the RHNA covers a five year period, as compared to the three year HAP term, only 60% of the RHNA numbers were used. These ETR estimates were then distributed over the elderly small family and large family categories by using the same percentages (7.3%, 69% and 23.7% respectively) as provided by the HUD, Los Angeles area office for the City's previous HAP.

To be Displaced

The number of households to be involuntarily displaced due to specific planned City actions is estimated to be zero based on information provided by the City of Riverside's Development Department and Real Property Services Division.

Conversion of Rental Housing to Condominium or Cooperative Ownership

There is little or no expected impact on the City of Riverside's housing stock as a result of conversion of rental housing to condominium ownership. The City's Condominium Conversion Permit Ordinance provides that within designated statistical areas of the City, the number of apartments converted to condominiums may not exceed the number of new rental apartments within any given statistical area, thus protecting the stock of rental housing in the City. In addition, the numbers of apartments converted to condominiums has been minimal in the past few years.

Lower Income Minority Household Needs

The number of lower income minority households in substandard housing and/or needing rental subsidy has been estimated by updating the City's previous HAP using the revised housing unit totals developed for Table 1 - Housing Stock Conditions. The total number of lower income minority households in substandard housing was estimated to be 2235 or 47.8% of all substandard occupied units identified in Table I. It is estimated that there are 2975 lower income minority households in need of financial housing assistance or 15.3% of all minority households. Of these, 1910 or 64.2% are renter households while 1065 or 35.8% are owner households. The distribution of lower income minority households in substandard housing and in need of financial housing assistance by household categories are as follows:

| | <u>Substandard Housing</u> | <u>%</u> | <u>Financial Assistance</u> | <u>%</u> |
|--------------|--------------------------------|-------------|---------------------------------|-------------|
| Elderly | 382 | 17.1 | 509 | 17.1 |
| Small Family | 1147 | 51.3 | 1526 | 51.3 |
| Large Family | <u>706</u> | <u>31.6</u> | <u>940</u> | <u>31.6</u> |
| Total | 2235 | 100.0 | 2975 | 100.0 |

The 1980 Census total population race/ethnicity mix was 73.6% White, 6.7% Black, 1.0% American Indian or Alaska Native, 16.2% Hispanic, and 1.7% Asian or Pacific islander. Subtracting the White population the percentage distribution for total minority population then becomes 26.2% Black, 3.9% American Indian or Alaska Native, 63.3% Hispanic and 6.6% Asian or Pacific islander. It is assumed that these racial/ethnic distribution figures have remained relatively constant for the purposes of preparing the current HAP.

The following tables show the numbers of lower income minority households by race and tenure type in substandard housing and in need of housing subsidy. They are based on the above percentages of household tenure and type distributed by the overall minority population race/ethnicity mix.

MINORITY HOUSEHOLD TYPES IN SUBSTANDARD HOUSING
BY TENURE TYPE

| <u>Tenure Type</u> | <u>Black</u> | <u>American Indian or Alaska Native</u> | <u>Hispanic</u> | <u>Asian or Pacific Islander</u> | <u>Total</u> |
|--------------------|--------------|---|-----------------|--------------------------------------|--------------|
| <u>Owner</u> | | | | | |
| Elderly | 36 | 5 | 86 | 9 | 136 |
| Small Family | 108 | 16 | 260 | 27 | 411 |
| Large Family | 66 | 10 | 160 | 17 | 253 |
| <u>Renters</u> | | | | | |
| Elderly | 64 | 9 | 155 | 16 | 244 |
| Small Family | 193 | 29 | 466 | 49 | 737 |
| Large Family | <u>119</u> | <u>18</u> | <u>287</u> | <u>30</u> | <u>454</u> |
| Total | 586 | 87 | 1414 | 148 | 2235 |

MINORITY HOUSEHOLD TYPES WITH HOUSING
SUBSIDY NEEDS BY TENURE TYPE

| <u>Tenure Type</u> | <u>Black</u> | <u>American Indian or Alaska Native</u> | <u>Hispanic</u> | <u>Asian or Pacific Islander</u> | <u>Total</u> |
|--------------------|--------------|---|-----------------|--------------------------------------|--------------|
| <u>Owner</u> | | | | | |
| Elderly | 48 | 7 | 115 | 12 | 182 |
| Small Family | 143 | 22 | 345 | 36 | 546 |
| Large Family | 88 | 13 | 213 | 22 | 336 |
| <u>Renter</u> | | | | | |
| Elderly | 85 | 13 | 208 | 22 | 328 |
| Small Family | 257 | 38 | 620 | 65 | 980 |
| Large Family | <u>158</u> | <u>23</u> | <u>382</u> | <u>40</u> | <u>603</u> |
| Total | 779 | 116 | 1883 | 197 | 2975 |

Identifying Other Special Housing Needs
Special Housing Needs of Handicapped Persons

Handicapped households need housing units with access ramps, wider doorways, assist bars in the bathrooms, lower cabinets and elevators in two or more story buildings. Many times these building modifications are beyond the means of handicapped households and landlords are also reluctant to modify rental housing to accommodate handicapped persons because of the expense involved.

The numbers of households with handicapped persons requiring rental subsidies are distributed as follows:

| | <u>Number</u> | <u>Percent</u> |
|--------------------|---------------|----------------|
| Single Individuals | 275 | 33.6 |
| Small Family | 436 | 53.3 |
| Large Family | 107 | 13.1 |
| Total | 818 | 100.0 |

These figures were derived by updating information that was provided by the HUD, Los Angeles area office, for preparation of the previous HAP. Generally, the numbers were increased proportionally by the City's overall household growth rate.

Special Needs of Single-Head Households

Single individuals with dependent children need housing which is both affordable and located close to day care centers and schools. A higher than normal percentage of these households are low and moderate income. Also, a higher than normal percentage of these households are paying more than 30 percent of their income for rent. These factors are prevalent among single female headed households with dependent children.

It is estimated that there are 5312 single female-headed and 997 single male-headed households with dependent children in the City of Riverside. These figures were derived by using 1980 Census data increased by the City's overall household growth rate.

Utilizing percentages (69% and 49% of single female and male headed households respectively) provided by HUD for the preparation of the previous HAP, it is estimated that there are 3665 single-female and 488 single-male headed households with dependent children in need of financial housing assistance.

Other Special Housing Needs of Low and Moderate Income Households

Homeless families are faced with the problem of obtaining funds to secure permanent residences, and finding temporary shelter and essential services while waiting for permanent residency and/or employment. According to a study completed in 1987, an estimated 500 individuals are homeless in the City of Riverside, of which 36% are minors. There is a need for temporary shelters, food services, employment services, transportation services, and counseling services to meet the needs of these individuals.

No other special housing needs of low and moderate income households exist in the City of Riverside.

Methodology

A copy of the methodology used to derive the figures on the HAP is on file in the Development Department files.

PART II - THREE YEAR GOAL

Standard Units Which Will Be Demolished Through Federal, State or Local Actions

The number of standard owner-occupied units which will be demolished through federal, state or local actions is zero. The number of standard rental units which will be demolished through federal, state or local actions is zero. These figures are based on information provided by the Property Services Division and Development Department of the City of Riverside.

Specific Actions to Minimize the Displacement of Low Income Households

The City's Condominium Conversion Permit Ordinance provides that within designated areas of the City, the number of apartments converted to condominiums may not exceed the number of new rental apartments within that area. This reduces the number of condominium conversions thereby reducing the number of displaced low income households in the City.

In addition, the City does not undertake any CDBG funded activity which involuntarily displaces low income households.

Specific Actions to Minimize the Displacement of Moderate Income Households

The City's Condominium Conversion Permit Ordinance provides that within designated areas of the City, the number of apartments converted to condominiums may not exceed the number of new rental apartments within that area. This reduces the number of condominium conversions thereby reducing the number of displaced moderate income households in the City.

In addition, the City does not undertake any CDBG funded activity which involuntarily displaces moderate income households.

Specific Actions to Preserve or Expand the Availability of Housing for Low Income Persons

The City will not demolish existing low income household residences unless affordable replacement housing is available.

The City will not use CDBG funds to involuntarily displace low income household residences.

The City will support activities, through its CDBG Program, which provide for shared housing opportunities to allow low income senior citizens to share their homes (and provide additional income for the homeowner) with other low and moderate income persons seeking housing.

The City will participate, to the extent possible, in the California Homeownership Assistance Program, which provides low income families with the opportunity of purchasing affordable housing.

Specific Actions to Preserve or Expand the Availability of Housing for Moderate Income Persons

The City will not demolish existing moderate income household residences unless affordable replacement housing is available.

The City will not use CDBG funds to involuntarily displace moderate income household residences.

The City will support activities, through its CDBG Program, which provide for shared housing opportunities to allow moderate income senior citizens to share their homes (and provide additional income for the homeowner) with other low and moderate income persons seeking housing.

The City will participate, to the extent possible, in the California Homeownership Assistance Program, which provides moderate income families with the opportunity of purchasing affordable housing.

Specific Actions to Implement Three Year Goals

1. The City will provide CDBG funds for off-site improvements, as needed, to facilitate the construction/installation of CHAP-funded housing.
2. The City will review all proposed developments within its jurisdiction to determine the extent to which low income households may be displaced, and locate existing affordable replacement housing for those being displaced, or implement alternatives to prevent such displacement from occurring.
3. The City will continue to coordinate and contract with the Housing Authority of the County of Riverside which makes Section 8 Vouchers and Certificates available to low and moderate income families during this three year period.
4. Zone changes, conditional use permits and local financial incentives will be considered on a case-by-case basis to help implement the construction of low and moderate income housing within the city limits.

Expected or Planned Impediments and Planned Remedies

No problems are foreseen in the implementation of the City's goals, since the City currently is involved in these actions.

Rehabilitation-Majority Benefit to Low and Moderate Income Households Assurance

1. Owner Occupied Units: The City will require owners applying for rehabilitation or home improvement loans and/or grants to complete a home improvement application which will require the owner to indicate his/her gross income. The owner will also be required to submit a signed copy of his/her latest federal tax return and his/her latest pay receipt. The income level will be checked against the latest HUD Section 8 income limits. Since the City's programs are only available to low and moderate income households, the City will only make loans/grants to owners whose incomes are less than the Section 8 Lower Income limits for the applicable household size.

2. Rental Units: The City's home improvement programs for rental units are designed to primarily benefit low and moderate income renters. To assure compliance, the City will require all landlords seeking rehabilitation loans to submit a signed certification that all tenant incomes have been obtained and that at least 51% of all tenants have incomes less than the Section 8 Lower Income limits for the applicable household size. The City will require documentation of tenant incomes to ensure that landlord certifications are correct.

TABLE I - UNITS TO BE ASSISTED

REHABILITATION OF SUBSTANDARD UNITS (Owner and Renter)

The stated three year goal for rehabilitation of substandard owner units is primarily based on an estimate of the number of units that will be assisted through the City's Home Improvement Programs. The City's programs consist of the following components:

- Rehabilitation loans of up to \$10,000 per unit are available at a 5 percent interest rate, payable within 20 years. This program is for homeowners citywide whose income does not exceed 80 percent of the City's median income.
- Deferred non-interest bearing rehabilitation loans of up to \$10,000 are available to homeowners citywide whose incomes do not exceed 50 percent of the City's median income. Loan payments are due upon sale or transfer of the residence.
- The Downtown Loan Program offers loans of up to \$10,000 for owner-occupied residences, payable within 20 years at a 3 percent interest rate. Occasionally these loans are coupled with the citywide rehabilitation program in correcting code violations.
- The Rental Rehabilitation Program provides funds for rehabilitation of substandard units where at least 51% of the tenants are low-income (below 80 percent of median income). Loans of up to \$5,000 at a 7 percent interest rate payable within 10 years are available to property owners for this purpose.

NEW CONSTRUCTION (Owner)

New construction of owner-occupied units will be accomplished through the Casa Blanca Housing Program which provides funds for the demolition of substandard units, clearance relocation assistance and off-site improvements for a new residence. These funds are used by the homeowner in combination with a 9 percent loan available through the Redevelopment Agency for construction of a single family residence. Homeowners must have incomes below 80% of the median income.

The Casa Blanca Lot Improvement Program provides funds through the Redevelopment Agency for the Agency's purchase of a vacant lot, and subsequent resale of the lot at a lower rate to low-income (below 80 percent of median income) persons, and construction of a new residence on the site at a maximum cost of \$55,000 at a 7 percent interest rate payable within 30 years of loan origination. CDBG funds are utilized for off-site improvements at these residences.

Plans are proceeding for the construction of six new homes utilizing funds through the California Homeownership Assistance Program (CHAP). CDBG funds may be utilized for required off-site improvements and to cover budget deficiencies. The City may continue this program in future years contingent on the program's success and available state funding.

The J. E. Wall Victoria Manor project will provide for the new construction of a 98-unit senior citizen complex for low-income senior citizens in Riverside.

HOME IMPROVEMENTS (Owners and Renters)

The following Home Improvement Programs for owners and renters are available in the City of Riverside:

- Senior Citizen/Handicapped Grants of up to \$500 are available to homeowners whose income does not exceed 80 percent of the City's median income. The age requirement of 62 years of age is waived for the handicapped.
- Senior Citizen/Handicapped Deferred Loans of up to \$1,000 are available to homeowners who are at least 62 years of age or handicapped and whose income does not exceed 80 percent of the median income.
- Eastside Home Improvement Program grants are available to Eastside residents whose income does not exceed 80 percent of the City's median income. Funds of up to \$1,500 are available for minor home repairs, and additional funds of up to \$1,500 are available for exterior painting or restucco.
- Downtown Rebates of up to \$2,500 are available to Downtown residents who are determined income eligible. Eighty percent of the cost of exterior home improvements are eligible for rebates to low/moderate income homeowners under this program.
- Northside grants of \$1,500 are available to low to moderate income homeowners from the Northside area for interior or exterior minor home repairs or exterior painting or restucco.
- Arlanza/La Sierra Grants of \$1,000 are available to low and moderate income homeowners from the Arlanza/La Sierra target areas for minor home repairs. An additional \$1,500 is available for exterior painting or restucco.
- Accessibility grants of up to \$3,000 are available for rental units occupied by income eligible handicapped tenants. The grant is for accessible modifications to the rental unit such as ramps, handrails, wider doors, etc.
- Smoke Detectors are made available for senior citizens and handicapped persons who are income eligible through the City's Smoke Detector Program.
- Energy saving audits and devices are available to low and moderate income senior citizens and handicapped persons through the City's WE CARE and HHEARTS Programs.
- The Senior Home Repair Program, administered through the Housing Authority of the County of Riverside, provides minor home repairs (up to \$250 for materials annually) for income eligible senior citizens who own and occupy their own home in the City of Riverside.

[At times, these home improvement programs are combined with the City's rehabilitation loan program to complete substantial rehabilitation of residential units.

Following is a summary of the above listed programs and the distribution of assisted programs over the three-year planning period by category:

TABLE I - UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS

| Programs | Three Year Goal | | Substantial Rehab | | New Construction | | Home Improvement | |
|--|-----------------|--------|-------------------|--------|------------------|--------|------------------|--------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| Rehabilitation Loan Program | 93 | 0 | 90 | 0 | 0 | 0 | 3 | 0 |
| Deferred Loan Program | 48 | 0 | 45 | 0 | 0 | 0 | 3 | 0 |
| Downtown Loan Program | 18 | 0 | 15 | 0 | 0 | 0 | 3 | 0 |
| Rental Rehabilitation Program | 0 | 63 | 0 | 63 | 0 | 0 | 0 | 0 |
| Casa Blanca Housing Program | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| Casa Blanca Lot Imp. Program | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| CHAP Program | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| J. E. Wall Victoria Manor | 0 | 98 | 0 | 0 | 0 | 98 | 0 | 0 |
| Senior Citizen/Handicapped Grant Program | 282 | 0 | 21 | 0 | 0 | 0 | 261 | 0 |
| Senior Citizen/Handicapped Deferred Loan Program | 15 | 0 | 3 | 0 | 0 | 0 | 12 | 0 |
| Eastside Home Imp. Program | 276 | 0 | 15 | 0 | 0 | 0 | 261 | 0 |
| Downtown Rebate Program | 114 | 0 | 6 | 0 | 0 | 0 | 108 | 0 |
| Northside Home Imp. Program | 105 | 0 | 6 | 0 | 0 | 0 | 99 | 0 |
| Arlanza/La Sierra Home Improvement Program | 105 | 0 | 6 | 0 | 0 | 0 | 99 | 0 |
| Accessibility Grant Program | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 12 |
| Smoke Detector Program | 66 | 0 | 0 | 0 | 0 | 0 | 66 | 0 |
| WE CARE/HHEARTS Program | 72 | 0 | 0 | 0 | 0 | 0 | 72 | 0 |
| Senior Home Repair Program | 963 | 0 | 0 | 0 | 0 | 0 | 963 | 0 |
| TOTAL | 2,187 | 173 | 207 | 63 | 30 | 98 | 1,950 | 12 |

All assistance to owner occupied units qualifies as assistance to lower and other low income households because eligibility for all programs is limited to households where the income does not exceed HUD guidelines for this area.

Improvements to rental units financed through our Rental Rehabilitation Program must primarily benefit low and moderate income persons. All home improvements qualify as benefitting lower and other low income households.

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

Households To Be Assisted

The estimate of lower income households to receive rental subsidies is based on the assumption that the amount of rental subsidy assistance made available by HUD within the last year will be sustained over the next three years. The City, therefore, anticipates that 379 additional Section 8 units will be available each year, for a total of 1,138 over the three year period. Approximately 120 units will be administered through the Section 8 Certificate Program and 1,018 units administered through the Section 8 Voucher Program.

The distribution of lower income rental subsidy households across household type is consistent with the needs distribution presented in Part I, Table II.

TABLE III - GOALS FOR HUD RESOURCES

Households To Be Assisted

The number of lower income households for which HUD assisted rental resources are projected reflects an assumption that all rental subsidies will be provided by HUD. The distribution of these units is consistent with rental subsidy needs by household type.

HOUSING TYPE PREFERENCE

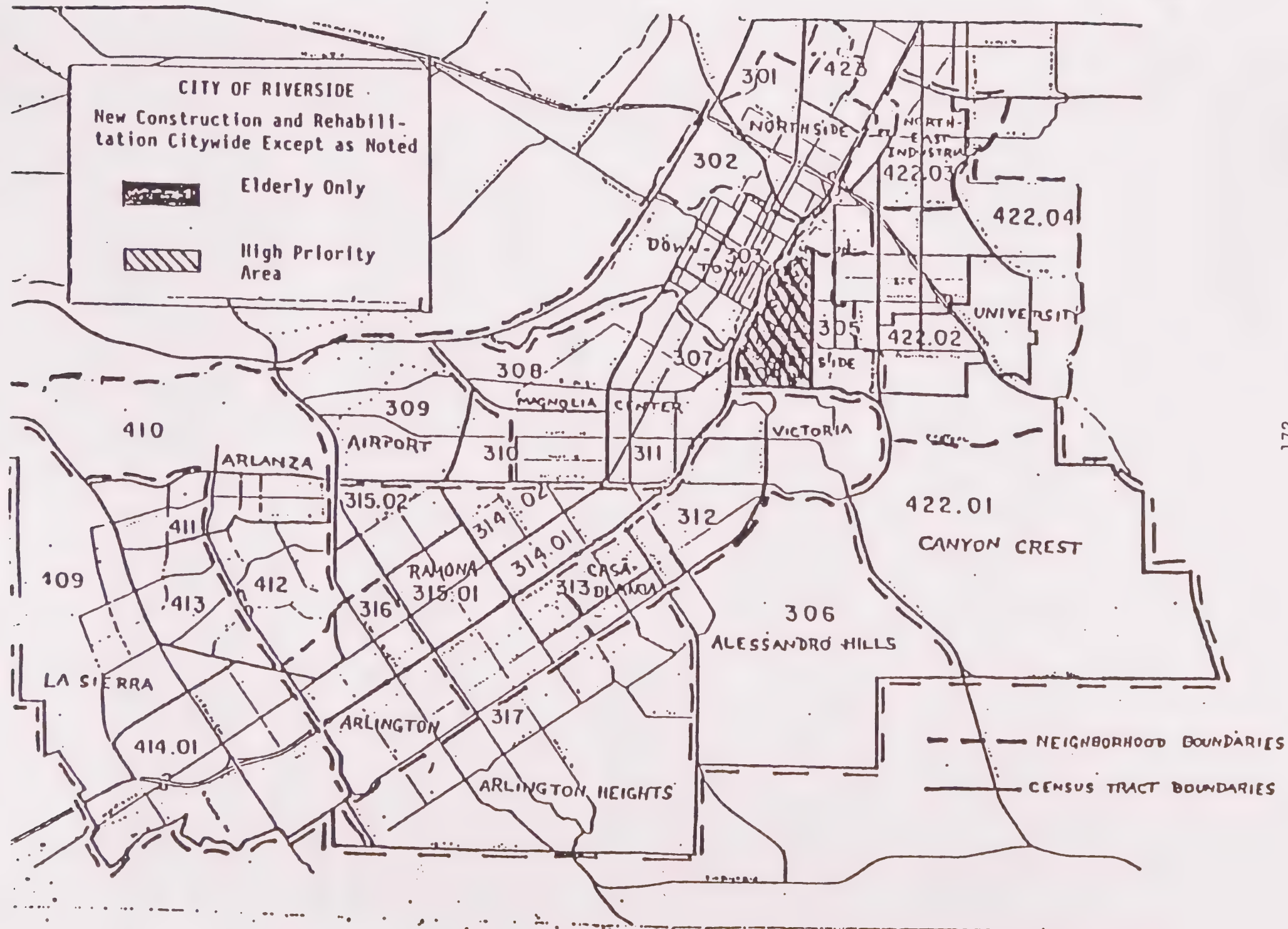
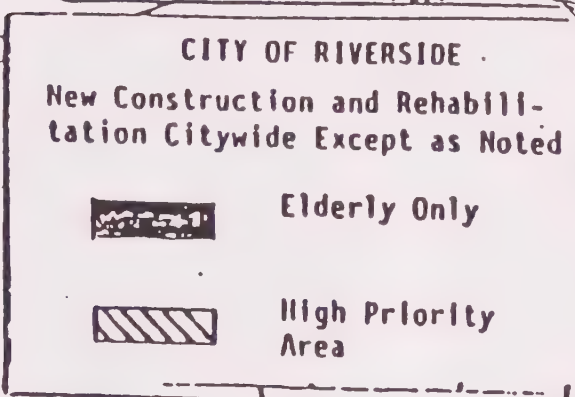
This section of the HAP acts as a limit on how many and what type of housing resources HUD will provide. The City of Riverside would like to receive the maximum number of housing units for which it qualifies. This willingness to accept any type of housing is reflected in our preferences.

PART III - GENERAL LOCATIONS

Attached is a map of the City of Riverside by Census Tract. New construction is proposed citywide with the condition that it be limited to housing for the elderly in Census Tracts 304 and 313 to avoid further impaction of those areas. Senior Citizen housing is proposed in these areas because of the overriding need to promote housing opportunities and offer comparable housing to those who wish to remain in those areas. Tract 304 is proposed as a High Priority area for the proposed construction of a senior citizen complex.

Rehabilitation is proposed on a citywide basis. Each family must meet low/moderate income limitations in order to qualify for the program. Impacted areas are included because they represent concentrations of substandard units. Additionally, five target areas (Downtown, Eastside, Casa Blanca, Arlanza/La Sierra and Northside) have allocated funds for housing improvement and rehabilitation programs to serve their specific neighborhoods. Those areas are indicated on the map.

0036r/a
10/06/88



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Riverside, California

GRANT NUMBER

B - 8 9 - H C - 0 6 - 0 5 3 8

3. PERIOD OF APPLICABILITY

FROM: 10/1/88 TO: 9/30/89

4.

☒ Original ☐ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION

☒ 1 ☐ 2 ☐ 3

6. HUD APPROVAL

Benjamin G. Babs 2/2/89
(Signature of Authorized Official) (Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved

are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any:)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

| PROGRAM OR PROJECT | HUD | UNITS TO BE ASSISTED | | LOWER INCOME HOUSEHOLDS TO BE ASSISTED | | | |
|--|-----|----------------------|--------------|--|--------------|--------------|-------|
| List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately. | | NUMBER OF UNITS | HOUSING TYPE | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
| A | B | C | D | E | F | G | H |
| <u>HUD ASSISTED RENTAL HOUSING PROGRAMS</u> | | | | | | | |
| Section 8 - Existing Voucher | X | 339 | Existing | 65 | 231 | 43 | 339 |
| Section 8 - Existing Certificate | X | 40 | Existing | 9 | 25 | 6 | 40 |
| | | 379 | | | | | |
| <u>RENTER ASSISTANCE PROGRAMS</u> | | | | | | | |
| Rental Rehabilitation Program | X | 21 | Rehab | 4 | 14 | 3 | 21 |
| | | 21 | | | | | |
| J.E. Wall/Victoria Manor | | 98 | New Con. | 98 | 0 | 0 | 98 |
| | | 98 | | | | | |
| Accessibility Grants | | 4 | Home Imp | 1 | 2 | 1 | 4 |
| | | 4 | | | | | |
| <u>OWNER ASSISTANCE PROGRAM</u> | | | | | | | |
| Rehabilitation Loan Program | | 30 | Rehab | 6 | 20 | 4 | 30 |
| Deferred Loan Program | | 15 | Rehab | 3 | 10 | 2 | 15 |
| Downtown Loan Program | | 5 | Rehab | 1 | 3 | 1 | 5 |
| Senior Citizen/Handicapped Grants | | 7 | Rehab | 2 | 4 | 1 | 7 |
| Senior Citizen/Handicapped Deferred Loans | | 1 | Rehab | 0 | 1 | 0 | 1 |
| Eastside Home Improvement Program | | 5 | Rehab | 1 | 3 | 1 | 5 |
| Downtown Rebate Program | | 2 | Rehab | 0 | 1 | 1 | 2 |
| Northside Home Improvement Program | | 2 | Rehab | 0 | 1 | 1 | 2 |
| Arlanza/La Sierra Home Improvement Program | | 2 | Rehab | 1 | 1 | 0 | 2 |
| | | 69 | | | | | |

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

Riverside, California

2. GRANT NUMBER

B - 8 9 - M C - 0 6 - 0 5 3 8

3. PERIOD OF APPLICABILITY

FROM: 10/1/88 TO: 9/30/89

4.

☒ Original ☐ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION

☒ 1 ☐ 2 ☐ 3

6.

HUD APPROVAL

Benjamin J. Rahn 2/13/88
(Signature of Authorized Official) (Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved

are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any:)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

| PROGRAM OR PROJECT <i>List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.</i> | HUD | UNITS TO BE ASSISTED | | LOWER INCOME HOUSEHOLDS TO BE ASSISTED | | | |
|---|-----|----------------------|--------------|--|--------------|--------------|-------|
| | | NUMBER OF UNITS | HOUSING TYPE | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
| A | B | C | D | E | F | G | H |
| <u>OWNER ASSISTANCE PROGRAMS (Continued)</u> | | | | | | | |
| Casa Blanca Housing Program | | 3 | New Con | 1 | 1 | 1 | 3 |
| Casa Blanca Lot Improvement Program | | 3 | New Con | 0 | 2 | 1 | 3 |
| California Homeownership Assistance Program | | 6 | New Con | 0 | 4 | 2 | 6 |
| | | <u>12</u> | | | | | |
| Rehabilitation Loan Program | | 1 | Home Imp | 0 | 1 | 0 | 1 |
| Deferred Loan Program | | 1 | Home Imp | 0 | 1 | 0 | 1 |
| Downtown Loan Program | | 1 | Home Imp | 0 | 1 | 0 | 1 |
| Senior Citizen/Handicapped Grant Program | | 87 | Home Imp | 83 | 4 | 0 | 87 |
| Senior Citizen/Handicapped Deferred Loan Program | | 4 | Home Imp | 3 | 1 | 0 | 4 |
| Eastside Home Improvement Program | | 87 | Home Imp | 17 | 58 | 12 | 87 |
| Downtown Rebate Program | | 36 | Home Imp | 5 | 24 | 7 | 36 |
| Northside Home Improvement Program | | 33 | Home Imp | 5 | 22 | 6 | 33 |
| Arlanza/La Sierra Home Improvement | | 33 | Home Imp | 6 | 22 | 5 | 33 |
| Smoke Detector Program | | 22 | Home Imp | 20 | 2 | 0 | 22 |
| We Care/Hhearts Program | | 24 | Home Imp | 20 | 4 | 0 | 24 |
| Senior Home Repair Program | | 321 | Home Imp | 321 | 0 | 0 | 321 |
| | | <u>650</u> | | | | | |

PART IV - ANNUAL HOUSING ASSISTANCE GOAL

The numbers of units and households estimated to be assisted annually are listed by program type in Part IV - Annual Housing Assistance Goals Table. These numbers were derived using estimated available funding and proportionalities of current program activities. All listed programs are expected to continue in operation as long as funding is available.

Descriptions of individual assistance programs are included in Part II - The Three Year Goal. As noted in Part II, program guidelines and eligibility requirements are designed to assure that a majority of rehabilitation carried out will assist low and moderate income households. The City has adopted the guidelines in regards to Section 8 programs which include low and other low income (low and moderate income) eligibility requirements.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO MINIMIZE DISPLACEMENT OF LOW INCOME HOUSEHOLDS:

No involuntary displacement is anticipated for the upcoming year.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO MINIMIZE DISPLACEMENT OF MODERATE INCOME HOUSEHOLDS:

No involuntary displacement is anticipated for the upcoming year.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO PRESERVE OR EXPAND THE AVAILABILITY OF HOUSING FOR LOW INCOME PERSONS:

The City will continue with construction of six (6) CHAP houses in the Arlanza/La Sierra and Eastside areas.

The City will continue with the construction of the J. E. Wall/Victoria Manor 98-unit senior citizen complex.

The City will continue to implement its ongoing City Housing Programs (see Part II, Table I for program descriptions).

The City will continue to provide technical assistance in the implementation of housing projects and programs.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO PRESERVE OR EXPAND THE AVAILABILITY OF HOUSING FOR MODERATE INCOME PERSONS:

The City will continue with construction of six (6) CHAP houses in the Arlanza/La Sierra and Eastside areas.

The City will continue with the construction of the J. E. Wall Victoria Manor 98-unit senior citizen complex.

The City will continue to implement its ongoing City housing programs (see Part II, Table I for program descriptions).

The City will continue to provide technical assistance in the implementation of housing projects and programs.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO IMPLEMENT ITS ANNUAL GOALS:

The City will provide technical assistance to the developers of the J. E. Hall/Victoria Manor to facilitate construction of the 98-unit senior citizen complex.

The City will provide technical assistance and program staff to oversee the application/review process for the construction of six (6) CHAP homes in the Eastside and Arlanza/La Sierra target areas.

The City will provide staff and funds (through its CDBG Program and Redevelopment Tax Increment Housing Set-Aside Funds) for the implementation of the City's housing programs as identified in Part II, Table I.

REHABILITATION - MAJORITY BENEFIT TO LOW AND MODERATE INCOME HOUSEHOLDS/OWNERS:

The City requires the completion of a loan/grant application certifying that the applicant has earnings of less than the latest Section 8 income limits. Only those persons whose income falls below these limits are eligible for the City's housing programs. Additionally, staff obtains the latest copies of the applicant's pay receipt and federal tax return as documentation to verify income.

RENTERS:

The City requires that at least 51% of all tenants in the units being rehabilitated be at or below the Section 8 income guidelines for low and moderate income based on household size. The property owner is required to verify and certify tenants' income levels. In addition, staff obtains documentation for income levels (pay receipts and federal tax returns) for all tenants of the units being rehabilitated.

EXPECTED OR PLANNED IMPEDIMENTS AND PLANNED REMEDIES:

Problems: No problems are anticipated because of the high cost of land for new developments.

ME/0270r/c
10/06/88

RIVERSIDE GENERAL PLAN

1992 HOUSING ELEMENT UPDATE

MAY 1992

Adopted April 27, 1993

Resolution # 18226

GP-2-912

EXHIBIT A

ASSISTED LOW INCOME UNITS "AT-RISK"
Table of Contents

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INTRODUCTION

HCD REQUIREMENTS

Recently adopted changes in State housing element law require the City's Housing Element to contain an analysis of existing assisted housing developments, identification of "at risk" units, quantification of at risk units to be preserved and the development of programs for preservation. "Assisted housing developments" are defined as projects involving multiple family rental units receiving governmental assistance whereby all or a portion of the units are made available to lower income households, usually through regulations on rental rates or direct subsidies to the property owner for accepting eligible tenants. Examples of governmental assistance include project financing or subsidies obtained through programs administered by the U.S. Department of Housing and Urban Development (HUD), state and local multifamily revenue bonds, and local sources such as Community Development Block Grants (CDBG) or redevelopment tax increment set-asides. These programs are discussed in further detail under the "Housing Affordability" component of the City's adopted 1989 Housing Element, dated June 20, 1989.

"At risk" units are those whereby the property owner has the opportunity to terminate an existing requirement to reserve some or all of the units for low income households, or such a requirement will expire. Under a typical scenario, a property owner could conceivably convert units from below market rental rates to market rates, thereby making them too expensive for most low income households. The conversion potential results from the specific program under which the affordability requirement was established. For example, several federal mortgage programs provide a below market interest rate and other tax advantages in exchange for the establishment of affordability requirements. In many cases, the property owner has the option of selling the property or prepaying the mortgage after 20 years, thereby releasing them from the requirement for maintaining low income units. In regard to project-based Section 8 subsidies, an owner has the choice to remain in or opt out of the ongoing subsidy program. Other requirements for low income units run for a specific length of time or concurrent with a bond. Once these time limits expire or bonds are paid off, these affordability requirements cease.

For purposes of this review, only projects that are potentially "at risk" within the ten year period from the date of the most recently adopted Housing Element (July, 1989 through July, 1999) are considered "at risk" and discussed in this analysis.

RELATIONSHIP TO THE ADOPTED HOUSING ELEMENT

This analysis represents an amendment to the City's adopted Housing

Element, and is an integrally related component of the Housing Element. It is being prepared as a separate document to assist in the review process. Once adopted, it will be incorporated in its entirety into the adopted Housing Element.

INVENTORY OF AT RISK UNITS

A listing of at risk projects within the City of Riverside, including number of units, type of assistance and earliest possible conversion date is provided in Tables 1 and 2. Within the city, at risk units are limited to those which are financed under federal programs, those with Section 8 subsidies, and projects funded by mortgage revenue bonds. There are no projects assisted with local funds that would be considered at risk through 1999.

TABLE 1- At Risk Federally Subsidized Projects

| <u>Project</u> | <u>Program</u> | <u># units (FHA/Sec.8)</u> | <u>conversion date (FHA/Sec.8) by month & year</u> |
|--|---|--------------------------------|--|
| Riverside Gardens 1245 Linden St. Riverside, CA 92507 | Sec. 236(J)(1)-HUD Sec. 8 | 192/192 | 2-93/7-91 |
| Mount Rubidoux Manor 3993 10th St. Riverside, CA 92501 | Sec. 236(J)(L), Sec. 202-HUD Sec. 8 | 212*/170* | 10-2012/9-91 |
| Phoenix Gardens 6930 Phoenix Ave. | Sec. 236(J)(1) Sec. 8 | 75/7 | 12-94/9-92 |
| Olive Grove II 7879 California Ave. Riverside, CA 92504 | Sec. 221(D)(4)-HUD Sec. 8 | 110*/22* | -/10-92 |
| Springbrook Park Apts 1100 N. Orange Riverside, CA 92501 | Sec. 236(J)(1) | 120/0 | 9-93/NA |
| Sierra Woods 4655 Minier Ave. Riverside, CA 92505 | Sec. 236(J)(1) | 190/0 | 1-94/NA |
| Rose Garden Village 2 3720 Adams St. Riverside, CA 92504 | Sec. 202 Sec. 8 | 94*/94* | 4-2021/8-95 |
| Lincoln Apartments 7626 Lincoln Ave. Riverside, CA 92504 | Sec. 207-HUD Sec. 8 | 150/150 | -/10-95 |

* elderly units

Source: Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion,
1991 Update, California Housing Partnership Corporation

TABLE 2 - At Risk Units in Projects Funded by Mortgage Revenue Bonds

| <u>Project</u> | <u># of Units</u> | <u>Conversion Date</u> <u>(month/yr)</u> |
|--|-------------------|---|
| Countrywood Apartments 11300 Magnolia Avenue Riverside, CA 92505 | 14 | 5/95 |
| Iowa II Apartments 2700 Iowa Ave Riverside, CA 92507 | 16 | 5/95 |
| Alder Creek Apartments 2934 Canyon Crest Dr. Riverside, CA 92507 | 30 | 5/95 |
| The Willows 6195 Pegasus Drive Riverside, CA 92504 | 26 | 5/95 |
| Bridgeport Regency 4555 Pine Street Riverside, CA 92501 | 20 | 6/95 |
| The Crest Apartments 3429 Canyon Crest Drive Riverside, CA 92507 | 44 | 7/95 |
| Sierra Pines Apartments 3900 Fir Tree Drive Riverside, CA 92505 | 24 | 5/95 |
| Ambergate Apartments 7600 Ambergate Place Riverside, CA 92501 | 43 | 10/96 |
| Concord Colony 3845 Polk Avenue Riverside, CA 92503 | 39 | 12/96 |
| Heritage Park Apartments 4301 La Sierra Avenue Riverside, CA 92503 | 54 | 9/95 |
| Tyler Springs 10406 Indiana Ave Riverside CA 92503 | 55 | 12/96 |

Source: The Use of Housing Revenue Bond Proceeds- Annual Summary 1991, California Debt Advisory Commission

For planning purposes, the analysis of at-risk units for the ten year period required under housing element law is further broken down into 5-year planning periods consistent with the Housing Element certification periods (1989-1994 and 1994-1999) The number of at risk units within each planning period are identified below.

TABLE 3

| <u>PLANNING PERIOD</u> | <u>AT RISK UNITS BY PROGRAM</u> | | | |
|------------------------|---------------------------------|------------------|------------|--------------|
| | <u>FHA</u> | <u>Section 8</u> | <u>MRB</u> | <u>TOTAL</u> |
| 7/89-7/94 | 502 | 391 | 0 | 893 |
| 8/94-7/99 | 75 | 244 | 365 | 684 |

RISK ANALYSIS

On the surface, there appears to be a substantial potential risk for the loss of existing affordable income units within the next ten year planning period. However, there are a number of considerations which to a great extent ameliorate the risk of conversion and largely reduce the number of units with the potential for conversion. These considerations relate primarily to the underlying programs which establish the affordability requirement, and are further discussed below.

FHA Mortgage Programs

The FHA units at risk through 1999 carry subsidized mortgages, typically providing below market financing. These programs are discussed in additional detail in the "Housing Affordability" and "Housing and Neighborhood Conservation" portions of the adopted Housing Element. Units funded under these programs are at risk inasmuch as the property owner has the opportunity to sell the property or prepay the mortgage, thereby eliminating the requirement for affordable rental rates. However, for all of these at-risk projects, the property owners are subject to the provisions of the Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA) in the event they wish to prepay or sell.

The intent of LIHPRHA is to extend affordability requirements while offering property owners alternative means of realizing a reasonable return on their investment. These alternatives involve either continued ownership with further federal incentives, or allowing nonprofit or public entities the right of first refusal for acquisition. LIHPRHA further establishes a process to be followed prior to prepayment or sale. These procedures involve the filing of a notice of intent, negotiations with the Department of Housing and Urban Development (HUD) in establishing incentives for the owner to remain with the program, and notification of

interested local agencies and/or nonprofits in the event that a sale will occur. The total process involves an approximately 3 year period from when a property owner files a Notice of Intent to when a project would conceivably be converted to market rates. The Department of Housing and Urban Development (HUD) is in the process of developing final regulations to implement LIHPHRA. At the present time, property owners are unable to file until such time as these final LIHPHRA regulations are adopted.

It should be noted that none of the projects carrying assisted mortgages through 1999 have filed a notice of intent to prepay. Given the LIHPHRA process, and the lack of final regulations governing the process, it is virtually impossible that any of the 502 units identified at risk through 1994 could be converted to market rates in this time frame. For the 75 units at risk between 1994 and 1999, it is possible for conversion to occur, but the risk appears low due to the LIHPHRA process.

Section 8

Another at risk component involves the possibility of a property owner opting out of the Section 8 subsidy program, which is discussed in further detail under the "Housing Affordability" component of the adopted Housing Element. At-risk Section 8 subsidies involve those that are project-based, as opposed to Section 8 vouchers or other similar programs which are tenant based. Under a project-based Section 8, the property owner receives a direct subsidy to make up the difference between what a tenant can pay and the HUD established fair market rental rate. Again, while there is the potential for property owners to opt out of the program, HUD indicates that renewal occurs in most cases. There is a one year notification requirement in the event a project is going to opt out of the Section 8 program, and according to the local HUD office, there is no record of any such notices being filed.

It should also be noted that all the Section 8 projects in question also carry an underlying FHA mortgage, as discussed above. Even in the event that an owner opts out of Section 8, the affordability restrictions associated with the underlying mortgage remain in place. In that sense, these units remain available as low income units.

Mortgage Revenue Bonds

The other significant at risk component involves projects financed by mortgage revenue bonds, which are discussed in detail in the "Housing Affordability" component of the adopted Housing Element. The referenced projects are required to make 20% of the units available to persons earning 80% or less of the area median income for a period no less than one-half the term of the bond. To illustrate, a typical MRB-financed project has a 20 year bond.

After 10 years (half the term of the bond), the requirement for these units to be set aside for low income persons no longer applies.

It should be noted that, in most cases, there is no governmental oversight or review of how successful a bond-financed project is in meeting its low income requirements, or what means are utilized to meet these requirements. Discussions with the owners and managers of several of these projects in the City of Riverside indicate the methods used to meet the set aside requirement are dependent on market conditions.

In the current situation, market conditions and limited incentives are adequate to enable eligible persons to afford the target units. In a particularly tight market with low vacancy rates, more extreme incentives and other measures, such as reducing rental rates for selected units, may be required.

The market-driven aspect of this issue can again make a realistic risk assessment problematical. Elimination of the set aside requirement does not automatically mean that such units will no longer be available for low income households. Under existing market conditions within the City of Riverside, low income requirements are being met with no or minimal incentives in most cases. The underlying market condition, and not the set aside requirement, is the most significant factor in determining project affordability in these cases.

This creates significant difficulty for the City in establishing programs to address this issue. On one hand, to establish a housing program based on the assumption that none of these units will remain affordable when in fact market conditions favor affordability could result in the inefficient allocation of limited housing funds to the detriment of other identified housing needs. In contrast, the City cannot wholly rely on favorable market conditions to remain in effect indefinitely to ensure long term affordability. It would therefore be appropriate for the City to monitor these at risk projects and begin to develop programs for retention and/or replacement if market conditions change to discourage affordability.

COSTS- ACQUISITION AND REPLACEMENT

The costs associated with the potential acquisition and/or replacement of units by new construction are highly variable, depending on such considerations as location, project size and unit mix. However, there are a number of assisted projects, both new construction and acquisition, which were either recently completed or are now underway. The figures associated with these projects are utilized to extrapolate a cost range.

ACQUISITION

In the case of acquisition, recent and pending proposals within the City of Riverside establish a cost range from \$30,000 to \$60,000 per unit for acquisition and rehabilitation purposes. To acquire the 502 FHA units technically at risk through 1994 at a cost of \$40,000/unit would cost approximately 20 million dollars. To acquire the 365 mortgage revenue bonds units at risk between 1994 and 1999 would cost approximately 14.6 million dollars.

REPLACEMENT

New construction costs are estimated between \$60,000 to \$90,000 per unit. Using an average cost of \$75,000 per unit, the costs associated with constructing new units to replace the FHA units at risk through 1994 total approximately 37.6 million dollars. The 365 mortgage revenue bond units at risk between 1994 and 1999 would cost approximately 27.3 million dollars to replace.

RESOURCES AVAILABLE FOR ACQUISITION AND REPLACEMENT OF AT RISK UNITS

FINANCIAL RESOURCES

There are a number of potential funding sources that are important in regard to the retention of affordable units. Perhaps the most significant sources are federal mortgage programs, incentives established in the LIHPRHA process and Section 8 subsidies. The City has no discretion over how or where these funds are expended. The City also participates in several other federal programs, as discussed below, where it has some discretion in expending funds. These sources are relatively limited, and from a practical standpoint serve to augment ongoing federal mortgage and Section 8 programs. Available discretionary funds can in no way be viewed as a substitute for these ongoing federal programs. The City is involved in the following federal programs:

Community Development Block Grant (CDBG) Annually the City receives approximately 2 million dollars to meet the objectives of assisting low and moderate income persons, eliminating blight and meeting urgent community needs. Historically the City has allocated approximately 30-35% of its CDBG allocation to ongoing affordable housing programs. The remainder is allocated yearly on a programmatic or project-specific basis.

Home Program The City will receive approximately 1.2 million dollars from the federally funded Home Program in fiscal year 1992-93. Eligible activities include tenant assistance, rehabilitation, acquisition and new construction. The City is in the process of developing a program for the expenditure of these funds.

HOPE III The City has submitted an application to receive approximately \$600,000 from the federally funded HOPE Program. Funds could be utilized to provide homeownership opportunities for eligible tenants.

Aside from these federal programs, other potential revenue sources are limited. Tax increment setasides are the City's other major potential revenue source for funding housing programs.

Tax increment setasides As required under State law, the City utilizes 20% of the tax increments generated within redevelopment project areas for affordable housing purposes. Approximately 1 million dollars per year are generated from this source. Funds are allocated yearly on a project by project basis.

It should be noted that the City has utilized tax increment funds for land banking and write downs to construct affordable housing. Tax increments have also been utilized to acquire and rehabilitate low income housing projects.

ORGANIZATIONS

Several agencies and/or entities have been identified as having the capability for involvement in the process of preserving and/or developing assisting low income units, either through the management or financing process. They are discussed below.

City of Riverside Redevelopment Agency. The Redevelopment Agency is responsible for coordinating activities within the City's seven redevelopment project areas. It has historically been an active participant in both the rehabilitation and construction of low and moderate income units.

Housing Authority of the County of Riverside. The Housing Authority provides a number of different functions in regard to low income housing. They own and manage low income public housing units within the City of Riverside, and also provide monitoring of other bond-funded projects to verify compliance with requirements for low income units.

Riverside Housing Development Corporation. This group is a local private nonprofit organization with express goals related to the creation and retention of affordable housing units.

Volunteers of America. This group is a national private nonprofit organization with specific interest in the needs of residents of subsidized housing. They are involved in the development of a Section 202 (senior housing) project within the City of Riverside.

Salvation Army. This group is a national nonprofit private organization with a history in the City of Riverside of providing a variety of services to needy individuals and families. They are currently involved in the development of a Section 202 project within the City of Riverside.

HomeAid. This is a nonprofit private organization organized under the authority of the Building Industry Association for the purpose of providing low and moderate income housing.

In addition to these organizations which are presently active within the City of Riverside, there are a number of other entities which have indicated an interest in right of first refusal programs, involving the acquisition and/or management of subsidized affordable units. While these entities for the most part do not have direct experience within the City of Riverside, they do provide options which could be explored in particular instances, if warranted. These are identified below*:

Foundation For Social Resources, Inc

Twelve Pack Enterprises

Southern California Presbyterian Homes

Golden State Mobilhome Owners League, Inc.

Ralph F. Carillo

Flory, Olson and Van Osdel

Don Lee Housing

Midway Mortgage Corp.

The CBM Group

Retirement Housing Foundation

Commission on Human Concerns

Real Estate Development Services

Housing for Independent People, Inc.

*Source: Department of Housing and Community Development,
Community Affairs Division, dated November 11, 1991

Quantified Preservation Goals

In the "City of Riverside Comprehensive Housing Affordability Strategy" adopted by the City Redevelopment Agency in 1991, the highest two priorities identified were: 1) the preservation of the existing stock of affordable housing, and 2) acquisition and development of new affordable units. Toward this end, it would be the City's goal that none of the at-risk units identified in this analysis be lost as affordable housing.

The feasibility of attaining this goal relates to the conversion risk, as well as cost considerations. The City would not have the financial resources available to replace or acquire all of the 502 units technically at risk by 1994 and the 440 additional units technically at risk between 1994 and 1999. However, as discussed previously in this analysis, extenuating circumstances do exist which greatly reduce the actual conversion risk.

For example, all of the 502 units at risk prior to 1994 are subject to the requirements of LIHPRHA. According to the Department of Housing and Urban Development (HUD), none of the projects have filed a Notice of Intent for prepayment or to sell. Given the procedures and time frame for complying with LIHPRHA, there is a minimal risk that any of these units will convert in the first 5 year planning period (through 1994). Therefore, the goal of retaining all of the at risk units within the first planning period can be achieved without intervention on the part of the City, thereby enabling the City to utilize its resources to meet other housing needs.

It would further be the City's goal to conserve or replace all 440 units at risk in the second planning period (1994 to 1999). Given the nature of the programs most of these units were developed under, it is unknown at this time what programs would be required, or what the cost may be for the City to achieve this goal.

RECOMMENDED PROGRAM:
ASSISTED UNITS

PRESERVATION/REPLACEMENT OF AT RISK

POLICY: A To retain all existing assisted affordable housing units presently identified as being "at risk", or replace such units when retention is not feasible.

SPECIFIC

ACTIONS: A1 Regularly update the City's listing of at risk affordable housing units.

Responsibility: Planning Department.

Timing: Every 5 years as part of the Housing Element update.

Funding: Departmental budget.

A2 Periodically monitor identified at risk projects to assess potential conversion risk and impacts of conversion on low income residents.

Responsibility: Development Department

Timing: 12 months following adoption of the Housing Element.

Funding: Departmental budget.

A3 Develop response procedures for the City in the event at risk projects commence proceedings under LIHPRHA.

Responsibility: Development Department

Timing: 12 months following adoption of the Housing Element.

Funding: Departmental budget.

A4 Consider the establishment of tenant outreach programs in the event a Notice of Intent pursuant to LIHPRHA is filed for an at risk project.

Responsibility: Development Department

Timing: At such time a Notice of Intent is filed.

Funding: CDBG allocation, tax increment setasides, other federal programs.

A5 Inform the federal government of the City's support

for increased funding of ongoing federal housing subsidy programs.

Responsibility: City Council

Timing: 30 days following adoption of the Housing Element.

Funding: No additional funding necessary.

- A6 Actively pursue state and federal funding sources which can be used for purposes of preserving and/or replacing at risk affordable units.

Responsibility: Development Department.

Timing: Ongoing.

Funding: Departmental budget.

- A7 Coordinate the City's efforts with other involved agencies and nonprofit organizations to increase efficiency in conserving or replacing low incoming housing units.

Responsibility: Development Department.

Timing: Ongoing.

Funding: Departmental budget.

- A8 Consider the establishment of new programs including but not limited to owner incentives and/or tenant subsidies to retain affordable units presently at risk.

Responsibility: Development Department.

Timing: 12 months from adoption of the Housing Element.

Funding: CDBG allocations, tax increment setasides, federal Hope and HOME programs

- A9 Continue considering on a case by case basis the use of City-controlled funds to assist in the acquisition and rehabilitation of at risk projects.

Responsibility: Development Department.

Timing: To be considered on a case-by case basis.

Funding: CDBG allocations, tax increment
setasides, federal Hope and HOME
programs.

A10 Continue considering on a case by case basis the
use of City-controlled funds to construct
affordable housing.

Responsibility: Development Department.

Timing: To be considered on a case-by case basis.

Funding: CDBG allocations, tax increment
setasides, federal Hope and HOME
programs.

APPENDIX C

AIR QUALITY ELEMENT MATERIALS

1. References
2. Checklist of Air Quality Element Conformance
3. Nature and Source of Pollutants
4. Table 1 Ambient Air Quality Standards
5. Table 2 Violation of Air Pollution Standards
6. Table 3 Emission Burden for Riverside County

C-1 REFERENCES

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**C-2 CHECKLIST OF
AIR QUALITY ELEMENT CONFORMANCE**

**CHECKLIST OF AIR QUALITY ELEMENT CONFORMITY WITH THE 1989 AIR QUALITY
MANAGEMENT PLAN CONTROL MEASURES FOR THE SOUTH COAST AIR BASIN**

| AQMP MEASURE | CONFORMING POLICY OR RECOMMENDATIONS |
|--|---|
| 1.a. Trip Reduction | Goal 2: Policy 2.6; Recommendations AQ1, AQ6 |
| 1.b. Trip Reduction | Goal 2: Policies 2.1-2.4; Recommendations AQ2-AQ5 |
| 2.a. Employer Rideshare and Transit Incentives | Goal 3: Policies 3.1-3.2; Recommendations AQ7, AQ8 |
| 2.b. Parking Management | Goal 3: Recommendations AQ9, T2-T3 Goal 4: Recommendation AQ11 |
| 2.c. Vanpool Purchase Incentives | Goal 3: Policy 3.2 |
| 2.d. Merchant Transportation Incentives | Goal 4: Policy 4.1; Recommendation AQ12 |
| 2.e. Auto Use Restrictions | Goal 4: Policy 4.2; Recommendation AQ13 |
| 2.f. HOV Facilities | Implementation by CALTRANS |
| 2.g. Transit Improvements | Implementation by RTA |
| 3.a. Truck dispatching, rescheduling & rerouting | Goal 5: Policy 5.1; Recommendation AQ15 |
| 3.b. Diverting Port-Related Truck Traffic to Rail | Not applicable to the City of Riverside |
| 4. Traffic Flow Improvements | Goal 5: Policy 5.2 |
| 5. Nonrecurrent Congestion | Implementation outside of General Plan |
| 6-11. Aircraft and Rail Measures | Not applicable to the City of Riverside |
| 12. Paved and Unpaved Roads and Parking Lots | Goal 9: Policies 9.1-9.2; Recommendation AQ20 |
| 13. Freeway and Highway Capacity Enhancements | Implementation by CALTRANS |
| 14. Railroad Electrification | Implementation by railroads |
| 15. Electric Vehicles | Goal 6: Policies 6.1-6.3; Recommendation AQ18 |
| 16. High Speed Rail | Implementation outside of General Plan |
| 17. Growth Management | Goal 7: Policies 7.1-7.4; Recommendation Z3 |
| 18.a. Energy Conservation | Goals 15-16: Policies 15.1-16.2; Recommendations E1-E12 |
| 18.b. Waste Recycling | Goal 47: Policies 47.1-47.7; Recommendations SW1, CP6 |
| 18.c. Pricing, Tax, and Subsidy Incentives | Implementation by utilities |
| D-4: Emissions from Swimming Pool Water Heating | Goals 15-16: Policy 15.3; Recommendation E3 |
| D-5: Emissions from Residential and Commercial Water Heating | Goals 15-16: Policy 15.3; Recommendations E2, E8 |
| E-3: Control of Fugitive Dust from Agriculture | Goal 9: Recommendations AQ21, PI4 |
| F-4: Fugitive Emissions from Construction of Roads and Buildings | Goal 9: Policy 9.1; Recommendation AQ20 |
| F-9: Low Emission Materials for Building Construction | Goal 9: Policy 9.4; Recommendation AQ22 |
| G-4: Clean Fuels in New Fleet Vehicles | Goal 6: Recommendations AQ18, CP2 |

C-3 NATURE AND SOURCE OF POLLUTANTS

Nature and Source of Pollutants. National primary and secondary ambient air quality standards have been established by the U.S. Environmental Protection Agency (EPA) to protect the public health (primary) and welfare (secondary). The California Air Resources Board (CARB) has established more stringent air quality standards. Table 1 presents federal and California air quality standards.

PHOTOCHEMICAL OXIDANTS (OZONE). Ozone is one component of photochemical smog. It is a major attainment problem in the Southern Valley of California. Ozone is formed by photochemical reactions between hydrocarbons and nitrogen oxides.

CARBON MONOXIDE. Carbon monoxide is a colorless, odorless gas. In California, approximately 90 percent of the carbon monoxide originates from automobile exhaust. Carbon monoxide attaches to hemoglobin in the blood and, thus, impairs the blood's oxygen carrying capacity. The human populations at highest risk are infants and elderly persons.

NITROGEN OXIDES. Nitrogen dioxide is a brown colored gas often contributing to visible haze in the major urban areas. Nitrogen dioxide and nitric oxide (NO) are involved in photochemical reactions that form ozone.

HYDROCARBONS. Control of ambient ozone levels is achieved in large part through hydrocarbon (HC) emission controls. The primary source of HC is the automobile. However, substantial amounts are emitted by evaporation of organic solvents, such as gasoline and paint, and through escape from such stationary sources as dry cleaning establishments. March Air Force Base is a major HC emitter in Riverside County.

PARTICULATES. Particulates, or total suspended particulates (TSP), refer to dust, pollen, ash, smoke, and aerosols in the atmosphere. A relatively minor portion of particulates originate from motor vehicles. The potential effects of particulates are aggravation of respiratory ailments, visibility reduction, plant damage and soiling. Particulates have synergistic effects on ozone and sulfur dioxide.

SULFUR DIOXIDE. At present, the primary sources of sulfur dioxide (SO₂) are industrial sources, resulting from the oxidation of sulfur in fuels and lubricating oils. A secondary source of SO₂ is exhaust emissions from diesel engines. SO₂ is not very reactive in the atmosphere, although it can react to form sulfuric acid.

**C-4 TABLE 1:
AMBIENT AIR QUALITY STANDARDS**

Table 1.

AMBIENT AIR QUALITY STANDARDS

COMPARISON OF FEDERAL AND STATE
AIR QUALITY STANDARDS

| Pollutant Averaging Time | Federal Standards Primary | Secondary | State Standard | Objective |
|---|---|--|--|--|
| Ozone 1-hour | 0.12 ppm 240 $\mu\text{g}/\text{m}^3$ | Same — | 0.09 ppm 180 $\mu\text{g}/\text{m}^3$ | To prevent eye irritation, breath- ing difficulties. |
| Carbon Monoxide 8-hour | 9.3 ppm 10 mg/m^3 | Same | 9.0 ppm 10 mg/m^3 | To prevent carboxyhemoglobin levels greater than 2%. |
| 1-hour | 35 ppm 40 mg/m^3 | Same | 20 ppm 23 mg/m^3 | |
| Nitrogen Dioxide Annual | 0.05 ppm 100 $\mu\text{g}/\text{m}^3$ | Same | — | To prevent health risk and improve visibility. |
| 1-hour | — | — | 0.25 ppm 470 $\mu\text{g}/\text{m}^3$ | |
| Sulfur Dioxide Annual | 0.03 ppm 80 $\mu\text{g}/\text{m}^3$ | — | — | To prevent increase in respiratory disease, plant damage & odor. |
| 24-hour | 0.14 ppm 365 $\mu\text{g}/\text{m}^3$ | — | 0.05 ppm 131 $\mu\text{g}/\text{m}^3$ | |
| 3-hour | — | 0.5 ppm 1310 $\mu\text{g}/\text{m}^3$ | — | |
| 1-hour | — | — | 0.25 ppm 655 $\mu\text{g}/\text{m}^3$ | |
| Sulfates 24-hour | — | — | 25 $\mu\text{g}/\text{m}^3$ | To improve visibility and prevent health effects. |
| Particulate (PM_{10})[*] Annual Mean ^{**} | 50 $\mu\text{g}/\text{m}^3$ | 50 $\mu\text{g}/\text{m}^3$ | 30 $\mu\text{g}/\text{m}^3$ | To improve visibility and prevent health effects. |
| 24-hour average | 150 $\mu\text{g}/\text{m}^3$ | 150 $\mu\text{g}/\text{m}^3$ | 50 $\mu\text{g}/\text{m}^3$ | |
| Visibility Reducing Particles | State Standard: One observation. In sufficient amount to reduce the prevailing visibility to less than ten miles when the relative humidity is less than 70%. | | | |
| Lead 30-day Calendar quarter | — 1.5 $\mu\text{g}/\text{m}^3$ | — Same | 1.5 $\mu\text{g}/\text{m}^3$ — | To prevent health problems. |
| Hydrogen Sulfide 1-hour | — | — | 0.03 ppm 42 $\mu\text{g}/\text{m}^3$ | To prevent odor problems. |
| Vinyl Chloride (Chloroethene) 24-hour | — | — | 0.010 ppm 26 $\mu\text{g}/\text{m}^3$ | To prevent health problems |
| [*] PM_{10} = Particulate matter ten microns or less in size. | | | | |
| ^{**} Annual Mean: Federal=Arithmetic mean State=Geometric mean | | | | |
| Source: Bay Area Air Quality Management District, <u>Air Quality Handbook</u> (1989-1990). | | | | |

**C-5 TABLE 2: VIOLATION OF
AIR POLLUTION STANDARDS**

TABLE 2. VIOLATION OF AIR POLLUTION STANDARDS AT MONITORING STATIONS IN THE CITY OF RIVERSIDE, 1987 THROUGH 1989

| NUMBER OF DAYS WITH PERIODS IN VOILATION OF CURRENT STANDARDS AT MONITORING STATIONS IN RIVERSIDE | | | | |
|--|-----------------------|------|------|------|
| POLLUTANT (CURRENT STANDARDS) | MONITORING STATION | 1987 | 1988 | 1989 |
| Ozone, O ₃ (0.09 ppm, 1 Hour) S | Rubidoux | 168 | 178 | 172 |
| Carbon Monoxide, CO (9.1 ppm for 8 hours) F, S | Magnolia | 0 | 1 | 1 |
| | Rubidoux | 0 | 0 | 1 |
| Nitrogen Doioxide, NO ₂ (0.25 ppm, 1 hour) S | Rubidoux | 0 | 0 | 0 |
| Sulfur Dioxide, SO ₂ (0.25 ppm, 1 hour) S | Rubidoux | 0 | 0 | 0 |
| Ten Micron Particulate Matter, PM ₁₀ | | | | |
| (50 ug/m ³ , 24 hours) S (a) | Rubidoux | 46 | 38 | 51 |
| (30 ug/m ³ , AGM) S | Rubidoux | 73.5 | 91.9 | 81.3 |
| <p>(a): PM₁₀ measured once every six days. Actual annual days of excess PM₁₀ levels would be significantly greater than the values shown.</p> <p>ug/m³: micrograms per cubic meter ppm: parts per million AGM: Annual Geometric Mean S: State Standard F: Federal Standard</p> <p>Source: California Air Resources Board, Annual Data Summaries, 1987-1989.</p> | | | | |

**C-6 TABLE 3: EMISSION BURDEN
FOR RIVERSIDE COUNTY**

TABLE 3. EMISSION BURDEN FOR RIVERSIDE COUNTY, 1987

| POLLUTANT | SOURCES: | EMISSIONS (TONS PER DAY) | | |
|--|----------|--------------------------|------------|-------|
| | | MOBILE | STATIONARY | ALL |
| Carbon Monoxide (CO) | | 300.0 | 29.0 | 329.0 |
| Hydrocarbons (Total Organic Gases) (TOG) | | 48.0 | 120.0 | 168.0 |
| Ten Micron Particulates (PM10) | | 7.1 | 160.0 | 167.1 |
| Nitrogen Oxides (NOx) | | 60.0 | 8.5 | 69.5 |
| Sulfur Oxides (SOx) | | 3.3 | 0.9 | 4.2 |
| Source: California Air Resources Board, 1990). | | | | |

APPENDIX D

NOISE ELEMENT MATERIALS

1. Bibliography for Noise Element
2. Sound Monitoring Locations
3. California Title 24 Standards
4. Noise Ordinance Limit Values Recommended
by the California Office of Noise Control
5. Noise Mitigation Measures
6. Noise Technical Materials

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D-2 SOUND MONITORING LOCATIONS

SOUND MONITORING LOCATIONS

Existing Sound Levels. To quantify the existing sound levels in the City of Riverside, measurements were taken in February 1991 at 27 locations (see Figure 2), as shown below. The measurement duration in general was 45 minutes, but in two cases (at City Hall and Police Station) it was 24 hours. The CNEL was estimated based on the daytime measured equivalent energy level (Leq).

1. Seventh and Redwood, Southwest quadrant, 50 feet from the center of the near lane of each roadway.
2. Magnolia and Bandini, southeast quadrant, 20 feet and 15 feet from the respective centers of the near lanes.
3. Central and Victoria, southeast quadrant, 50 feet from the centers of the near traffic lanes.
4. La Sierra and Arizona, northwest quadrant, 25 feet from the centers of the near lanes.
5. Central and Chicago, southeast quadrant, southwest quadrant, 50 feet from the centers of the near lanes.
6. Iowa and Center, southeast quadrant, 50 feet from the centers of the near lanes.
7. Arlington and Magnolia, northwest quadrant, 12 feet from the curb of Arlington and 60 feet from the curb of Magnolia.
- 8.. Sierra Middle School, 147 feet from the curb of Central.
9. Riverside Community Hospital, 230 feet from the curb of Magnolia.
10. Hoover Street cul-de-sac along State Route 91, 10 feet from state right-of-way.
11. E. La Cadena and Milton, 50 feet from the edge of pavement of State Route 91.
12. University Drive at North University Drive, 75 feet from the travel way of Box Springs, near State Route 215.
13. Jackson School, 11 feet from the curb of Jackson.
14. On sidewalk across Cypress Avenue from the Rohr plant.
15. Riverside Police Station, Lincoln, rooftop location.
16. Villa Convalescent Hospital, 50 feet from the curb of Magnolia.
17. On sidewalk at 2809 Jefferson (Ernestine Barrett residence).

18. 80 feet from the south curb of University at Cranford.
19. Fairmont Park, 20 feet from the Isaac Walton Clubhouse.
20. Loma Vista School, 70 feet from the curb of Arlington.
21. Riverside City Hall, Fourth Floor Balcony, north side.
22. Riverside General Hospital, 77 feet from the center of the near lane at of Magnolia.
23. Knollwood Community Hospital, 44 feet from the center of the near lane of Brockton.
24. 50 feet from the center of the near lane of Pennsylvania at Ottawa.
25. 100 feet from the edge of pavement of State Route 60 along Fairgrounds.
26. Elementary School, 73 feet from the center of the near lane of Arlington at Mitchell.
27. Arlington Park, 55 feet from the center of the near lane of Van Buren at Miller.

The noise measurement data, where applicable, were used to develop the contours which are shown in Figures 3 through 26. These contours apply under worst case conditions without allowance for shielding effects of buildings near the roadways.

Noise contours for railroads and for the Riverside Municipal Airport are shown in Figures 27, 28 and 29 based in part on previous noise element documentation (City of Riverside, 1975).

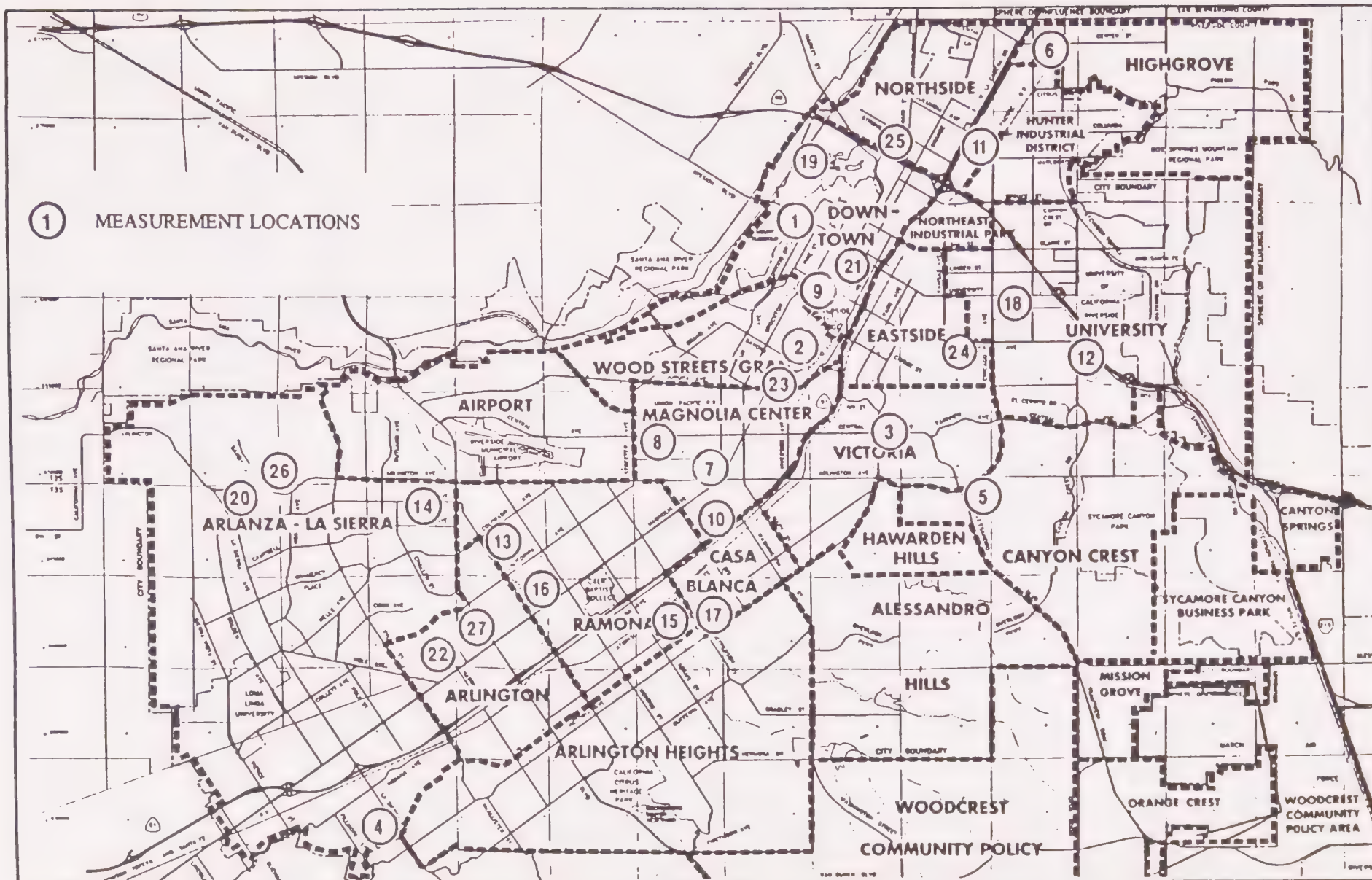


Figure 2



FIGURE 1. SOUND MEASUREMENT LOCATIONS

TABLE 1. RESULTS OF THE SOUND MONITORING

| LOCATION (a) | START TIME | EXISTING CNEL LEVELS (dBA) (b) | LAND USES ADJACENT TO MEASUREMENT LOCATIONS | NORMALLY ACCEPTABLE AMBIENT SOUND LEVEL, Ldn (b) |
|---|------------|--------------------------------|---|--|
| 1. Seventh and Redwood | 4:00 P.M. | 68 | Residential | 60 |
| 2. Magnolia and Bandini | 5:00 P.M. | 69 | Residential | 60 |
| 3. Central and Victoria | 7:10 P.M. | 70 | School, temple | 60 |
| 4. La Sierra and Arizona | 8:30 A.M. | 67 | School, residential | 60 |
| 5. Central and Chicago | 11:15 A.M. | 61 | Residential | 60 |
| 6. Iowa and Center | 12:05 P.M. | 68 | Commercial | 60 |
| 7. Arlington and Magnolia | 3:50 P.M. | 68 | Residential | 60 |
| 8. Sierra Middle School, Central Avenue | 4:55 P.M. | 68 | School | 60 |
| 9. Riverside Community Hospital, Magnolia Avenue | 7:50 P.M. | 64 | Hospital | 60 |
| 10. State Route 91 at Hoover Street | 7:40 A.M. | 77 | Residential | 60 |
| 11. State Route 91 near Milton | 10:55 A.M. | 75 | Residential | 60 |
| 12. State Route 215 near University Drive (c) | 12:30 P.M. | 69 | Residential | 60 |
| 13. Police Station, Lincoln | 3:50 P.M. | 65 (d) | City | 67.5 |
| 14. Jackson School, Jackson | 4:30 P.M. | 63 | School, residential, church | 60 |
| 15. Cypress near Rohr Plant | 4:45 P.M. | 74 (c) | Residential, church | 60 |
| (a) See text for survey location details. (b) Based on most sensitive use. (c) Based on 24-hour operation of equipment. (d) Included a noise contribution from mechanical equipment. | | | | |
| Note: Sound levels are adjusted to apply at a 50-foot distance from the center of the near lane of the primary roadway noise source, where applicable. | | | | |

(CONTINUED)

TABLE 1 (CONTINUED). RESULTS OF THE SOUND MONITORING

| LOCATION (a) | START TIME | EXISTING CNEL LEVELS (dBA) (b) | LAND USES ADJACENT TO MEASUREMENT LOCATIONS | NORMALLY ACCEPTABLE AMBIENT SOUND LEVEL, Ldn (b) |
|--|------------|--------------------------------|---|--|
| 16. Villa Convalescent Hospital, Magnolia | 8:55 P.M. | 65 | Hospital, | 60 |
| 17. 2809 Jefferson | 10:00 P.M. | 62 (c) | Industrial, residential | 60 |
| 18. University at Granford | 7:30 A.M. | 68 | Hotel, commercial | 60 |
| 19. Fairmont Park near Isaac Walton Clubhouse | 9:25 A.M. | 58 | Park, golf course | 65 |
| 20. Loma Vista School, Arlington Avenue | 12:45 P.M. | 63 | School, residential | 60 |
| 21. Riverside City Hall | 1:00 P.M. | 62 | City | 67.5 |
| 22. Riverside General Hospital, Magnolia | 2:35 P.M. | 67 | Hospital, commercial | 60 |
| 23. Knollwood Community Hospital, Brockton | 4:20 P.M. | 63 | Hospital, church, residential | 60 |
| 24. Pennsylvania and Ottawa | 7:05 P.M. | 63 | Residential, church | 60 |
| 25. State Route 60 along Fairgrounds | 8:20 P.M. | 73 | Commercial, residential | 60 |
| 26. Elementary School, Arlington Avenue at Mitchell | 8:50 A.M. | 62 | School | 60 |
| 27. Arlington Park, Van Bruen at Miller | 11:05 A.M. | 61 | Park | 65 |
| (a) See text for survey location details. (b) Based on most sensitive use. (c) Based on 24-hour operation. (d) Included a noise contribution from mechanical equipment. | | | | |
| Note: Sound levels are adjusted to apply at a 50-foot distance from the center of the near lane of the primary roadway noise source, where applicable. Aeronautics, 1973 | | | | |

D-3 CALIFORNIA TITLE 24 STANDARDS

California Noise Insulation Standards

**STATE BUILDING CODE
(Part 2, Title 24, CCR)**

**Appendix Chapter 35
SOUND TRANSMISSION CONTROL**

NOTE: See Matrix Adoption Appendix

Sound Transmission Control

Sec. 3501.

(a) General

- 1. Purpose and Scope.** The purpose of this section is to establish uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses, and dwellings other than detached single-family dwellings from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep.

These regulations shall apply to all applications for building permits made subsequent to August 22, 1974.

- 2. Definitions.** The following special definitions shall apply to this section:

Sound Transmission Class (STC) - A single number rating used to compare walls, floor-ceiling assemblies and doors for their sound insulating properties with respect to speech and small household appliance noise. The STC is derived from laboratory measurements of sound transmission loss across a series of 16 test bands. Laboratory STC ratings should be used to the greatest extent possible in determining that the design complies with this section.

Field Sound Transmission Class (FSTC) - A single number rating similar to STC, except that the transmission loss values used to derive the FSTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly. This section does not require determination of the FSTC, and field measured values of noise reduction should not be reported as transmission loss.

Impact Insulation Class (IIC) - A single number rating used to compare the effectiveness of floor-ceiling assemblies in providing reduction of impact generated sounds such as footsteps. The IIC is derived from laboratory measurements of impact sound pressure level

across a series of 16 test bands using a standardized tapping machine. Laboratory IIC ratings should be used to the greatest extent possible in determining that the design complies with this section.

Field Impact Insulation Class (FIIC) - A single number rating similar to the IIC except that the impact sound pressure levels are measured in the field.

Noise Isolation Class (NIC) - A single number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more paths. The NIC is not adjusted or normalized to a standard reverberation time.

Normalized Noise Isolation Class (NNIC) - A single number rating similar to the NIC, except that the measured noise reduction values are normalized to a reverberation time of 1/2 second.

Normalized A-Weighted Sound Level Difference (D_n) - For a specified source room sound spectrum, D_n is the difference, in decibels, between the average sound levels produced in two rooms after adjustment to the expected acoustical conditions when the receiving room under test is normally furnished.

Day-Night Average Sound Level (L_{dn}) - The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10 p.m. to 7 a.m.).

Community Noise Equivalent Level (CNEL) - A metric similar to the L_{dn} , except that a 5 dB adjustment is added to the equivalent continuous sound exposure level for evening hours (7 p.m. to 10 p.m.) in addition to the 10 dB nighttime adjustment used in the L_{dn} .

- 3. Relevant Standards** - The current edition of the following standards are generally applicable for determining compliance with this section. Copies may be obtained from the American Society for Testing and Materials (ASTM) at 1916 Race Street, Philadelphia, Pa., 19103.

ASTM C 634 Standard Definitions of Terms Relating to Environmental Acoustics

ASTM E 90 Standard Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.

ASTM E 336 Standard Test Method for Measurement of Airborne Sound Insulation in Buildings

ASTM E 413 Standard Classification for Determination of Sound Transmission Class

ASTM E 492 Standard Method of Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine

ASTM E 497 Standard Recommended Practice for Installation of Fixed Partitions of Light Frame Type for the Purpose of Conserving Their Sound Insulation Efficiency

ASTM E 597 Recommended Practice for Determining A Single-Number Rating of Airborne Sound Isolation In Multiunit Building Specifications

ASTM E 966 Standard Guide for Field Measurement of Airborne Sound Insulation of Building Facades and Facade Elements

ASTM E 989 Standard Classification for Determination of Impact Insulation Class (IIC)

ASTM E 1007 Standard Test Method for Field Measurement of Tapping Machine Impact Sound Transmission Through Floor-Ceiling Assemblies and Associated Support Structures

ASTM E 1014 Standard Guide for Measurement of Outdoor A-Weighted Sound Levels

4. **Complaints** - Where a complaint as to noncompliance with this article requires a field test, the complainant shall post a bond or adequate funds in escrow for the cost of said testing. Such costs shall be chargeable to the complainant if the field tests show compliance with these regulations. If the tests show noncompliance, then testing costs shall be borne by the owner or builder.
5. **Local Modification** - The governing body of any city or county may, by ordinance, adopt changes or modifications to the requirements of this section as set forth in section 17922.7 of the Health and Safety Code.

(b) Interdwelling Sound Transmisslon Control

1. **Wall and Floor-Ceiling Assemblies.** Wall and floor-ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies. **EXCEPTION:** Impact sound insulation is not required for floor-ceiling assemblies over non-habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.
2. **Airborne Sound Insulation.** All such acoustically rated separating wall and floor-ceiling assemblies shall provide airborne sound insulation equal to that required to meet a Sound Transmission Class (STC) rating

of 50 based on laboratory tests as defined in ASTM Standards E 90 and E 413. Field tested assemblies shall meet a Noise Isolation Class (NIC) rating of 45 for occupied units and a Normalized Noise Isolation Class (NNIC) rating of 45 for unoccupied units as defined in ASTM Standards E 336 and E 413.

ASTM Standard E 597 may be used as a simplified procedure for field tests of the airborne sound isolation between rooms in unoccupied buildings. In such tests the minimum value of D_n is 45 dB for compliance.

Entrance doors from interior corridors together with their perimeter seals shall have Sound Transmission Class (STC) ratings not less than 26. Such tested doors shall operate normally with commercially available seals. Solid core wood slab doors 1 3/8 inch thick minimum or 18 gauge insulated steel slab doors with compression seals all around, including the threshold, may be considered adequate without other substantiating information.

Field tests of corridor walls should not include segments with doors. If such tests are impractical, however, the NIC or NNIC rating for the composite wall-door assembly shall not be less than 30.

Penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.

3. **Impact Sound Insulation.** All acoustically rated separating floor-ceiling assemblies shall provide impact sound insulation equal to that required to meet an Impact Insulation Class (IIC) rating of 50 based on laboratory tests as defined in ASTM Standards E 492 and E 989. Field tested assemblies shall meet a Field Impact Insulation Class (FIIC) rating of 45 for both occupied and unoccupied units as defined in ASTM Standards E 1007 and E 989, with the exception that the measured impact sound pressure levels shall not be normalized to a standard amount of absorption in the receiving room.

Floor coverings may be included in the assembly to obtain the required ratings. These coverings must be retained as a permanent part of the assembly and may be replaced only by other floor coverings that provide the required impact sound insulation.

4. Tested Assemblies.

- A. Laboratory tested wall or floor-ceiling designs having STC or IIC ratings of 50 or more may be used by the building official to determine compliance with this section during the plan review phase. Field tests shall be required by the building official when evidence of sound leaks or flanking paths is noted, or when the separating assembly is not built according to the approved design.

B. Generic sound transmission control systems as listed in the *Catalog of STC and IIC Ratings for Wall and Floor-Ceiling Assemblies*, as published by the Office of Noise Control, California Department of Health Services, or the *Fire Resistance Design Manual*, as published by the Gypsum Association, may be used to evaluate construction assemblies for their sound transmission properties. Other tests from recognized laboratories may also be used. When ratings for essentially similar assemblies differ, and when ratings are below STC or IIC 50, field testing may be used to demonstrate that the building complies with this section.

C. For field testing, rooms should ideally be large and reverberant for reliable measurements to be made in all test bands. This is often not possible for bathrooms, kitchens, hallways or rooms with large amounts of sound absorptive material. Field tests results should, however, report the measured values in all bands, noting those which do not meet relevant ASTM criteria for diffusion.

D. It should be noted that STC ratings do not adequately characterize the sound insulation of construction assemblies when the intruding noise is predominantly low pitched, as is often produced by amplified music or by large pieces of mechanical equipment.

It should also be noted that the transmission of impact sound from a standardized tapping machine may vary considerably for a given design due to differences in specimen size, flanking transmission through associated structure and the acoustical response of the room below. Laboratory IIC values should therefore be used with caution when estimating the performance of hard surfaced floors in the field. Additionally, IIC ratings may not always be adequate to characterize the subjectively annoying creak or boom generated by footfalls on a limber floor.

5. **Certification.** Field testing, when required, shall be done under the supervision of a person experienced in the field of acoustical testing and engineering and who shall forward test results to the building official showing that the sound isolation requirements stated above have been met. Documentation of field test results should generally follow the requirements outlined in relevant ASTM standards.

(c) **Exterior Sound Transmission Control**

1. **Application.** Consistent with local land use standards, residential structures located in noise critical areas, such as proximity to highways, county roads, city streets, railroads, rapid transit lines, airports, or industrial areas shall be designed to prevent the intrusion of exterior noises beyond prescribed levels. Proper design shall include, but shall not be limited to, orientation of the residential structure, setbacks, shielding, and sound insulation of the building itself.

2. **Allowable Interior Noise Levels.** Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the Day-night Average Sound Level (L_{dn}) or the Community Noise Equivalent Level (CNEL), consistent with the noise element of the local general plan.

NOTE: L_{dn} is the preferred metric for implementing these standards.

Worst case noise levels, either existing or future, shall be used as the basis for determining compliance with this section. Future noise levels shall be predicted for a period of at least ten years from the time of building permit application.

3. **Airport Noise Sources.** Residential structures to be located where the annual L_{dn} or CNEL (as defined in Title 21, Subchapter 6, CCR) exceeds 60 dB shall require an acoustical analysis showing that the proposed design will achieve the prescribed allowable interior level. For public use airports or heliports, the L_{dn} or CNEL shall be determined from the airport land use plan prepared by the county wherein the airport is located. For military bases, the L_{dn} shall be determined from the facility Air Installation Compatible Use Zone (AICUZ) plan. For all other airports or heliports, or public use airports or heliports for which a land use plan has not been developed, the L_{dn} or CNEL shall be determined from the noise element of the general plan of the local jurisdiction.

When aircraft noise is not the only significant source, noise levels from all sources shall be added to determine the composite site noise level.

4. **Other Noise Sources.** Residential structures to be located where the L_{dn} or CNEL exceeds 60 dB shall require an acoustical analysis showing that the proposed design will limit exterior noise to the prescribed allowable interior level. The noise element of the local general plan shall be used to the greatest extent possible to identify sites with noise levels potentially greater than 60 dB.
5. **Compliance.** Evidence of compliance shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for a building permit. The report shall show topographical relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.

If interior allowable noise levels are met by requiring that windows be unopenable or closed, the design for the structure must also specify a

ventilation or air conditioning system to provide a habitable interior environment. The ventilation system must not compromise the dwelling unit or guest room noise reduction.

6. **Field Testing.** When inspection indicates that the construction is not in accordance with the approved design, or that the noise reduction is compromised due to sound leaks or flanking paths, field testing may be required. A test report showing compliance or noncompliance with prescribed interior allowable levels shall be submitted to the building official.

Measurements of outdoor sound levels shall generally follow the guidelines in ASTM E 1014.

Field measurements of the A-weighted airborne sound insulation of buildings from exterior sources shall generally follow the guidelines in ASTM E 966. For the purpose of this standard, sound level differences measured in unoccupied units shall be normalized to a receiving room reverberation time of 1/2 second. Sound level differences measured in occupied units shall not be normalized to a standard reverberation time.

**D-4 NOISE ORDINANCE LIMIT VALUES
RECOMMENDED BY THE CALIFORNIA
OFFICE OF NOISE CONTROL**

NOISE ORDINANCE LIMIT VALUES RECOMMENDED
BY THE CALIFORNIA OFFICE OF NOISE CONTROL

SECTION 7

EXTERIOR NOISE LIMITS

ENFORCEMENT PHILOSOPHY: The provisions of this section seek to address noise intrusions over and above the noise normally associated with a given location (intrusions over the ambient level). Obviously, the ambient noise varies throughout the community, depending upon proximity to highways, population density, land use, etc. Therefore, we set different standards for various segments of the community which are supposed to reflect the existing day and nighttime ambient noise levels.

The ambient noise level is defined in terms of statistical parameters which describe the total noise occurring over any hourly time period.

A noise intrusion is then judged by comparing the aforementioned noise statistics with the noise source on, vs. these statistics with the noise source off (the ambient). Violations of the ordinance provisions may then be cited in terms of particular levels exceeded or in terms of the length of time the intrusive noise exceeded these standards. Compliance with the noise emission standards as listed herein shall constitute elimination of a noise disturbance.

7.1 MAXIMUM PERMISSIBLE SOUND LEVELS BY RECEIVING LAND USE:

- (A) The noise standards for the various categories of land use identified by the Noise Control Office(r) as presented in Table 7-1 shall, unless otherwise specifically indicated, apply to all such property within a designated zone.
- (B) No person shall operate or cause to be operated, any source of sound at any location within the incorporated (unincorporated) City (County) or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, either incorporated or unincorporated, to exceed:

- (1) The noise standard for that land use as specified in Table 7-1 for a cumulative period of more than thirty minutes in any hour; or
 - (2) the noise standard plus 5 dB for a cumulative period of more than fifteen minutes in any hour; or
 - (3) the noise standard plus 10 dB for a cumulative period of more than five minutes in any hour; or
 - (4) the noise standard plus 15 dB for a cumulative period of more than one minute in any hour; or
 - (5) the noise standard plus 20 dB or the maximum measured ambient level, for any period of time.
- (C) If the measured ambient level differs from that permissible within any of the first four noise limit categories above, the allowable noise exposure standard shall be adjusted in 5 dB increments in each category as appropriate to encompass or reflect said ambient noise level.

In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

- (D) If the measurement location is on a boundary between two different zones, the noise level limit applicable to the lower noise zone plus 5 dB, shall apply.
- (E) If possible, the ambient noise shall be measured at the same location along the property line utilized in 7.1 (B), with the alleged offending noise source inoperative. If for any reason the alleged offending noise source cannot be shut down, the ambient noise must be estimated by performing a measurement in the same general area of the source but at a sufficient distance such that the noise from the source is at least 10 dB below the ambient in order that only the ambient level be measured. If the difference between the ambient and the noise source is 5 to 10 dB, then the level of the ambient itself can be reasonably determined by subtracting a one decibel correction to account for the contribution of the source.

DISCUSSION:

It should be understood that the standards specified in Section 7.1, Table 7-1, represent levels not to be exceeded more than 30 minutes out of each hour (50% of the sample time or L₅₀ levels), and that the subsequent time duration adjustments given in 7.1 (B) yield respectively; the L₂₅ level (25% of the time or 15 minutes out of 60), the L_{8.3} level (8.3% of the time or 5 minutes out of 60), the L_{1.7} level (1.7% of the time or 1 minute out of 60), and the L₀ level (0% of the time). While manual techniques using only a sound level meter and a stop watch are available for accurate determination of these values, this type of analysis is best accomplished by means of a more sophisticated noise data analysis system involving either a graphic level recorder or a digital community noise analyzer. It should be noted, however, that in the majority of reported complaints, violation of the standards specified in 7.1 may readily be assessed, using only a sound level meter. In all cases where the intrusive noise level is at all continuous, one needs to measure the noise level and then determine how many minutes per hour it is produced. The noise source may then be shown to violate only one of the standards (L₅₀, L₂₅, L_{8.3}, L_{1.7}, or L₀) of Section 7.1. The need for the more sophisticated equipment comes when the noise source is not continuous but produces varying noise levels over the hour.

7.2

CORRECTION FOR CHARACTER OF SOUND:

In the event the alleged offensive noise, as judged by the Noise Control Officer, contains a steady, audible tone such as a whine, screech, or hum, or is a repetitive noise such as hammering or riveting, or contains music or speech conveying informational content, the standard limits set forth in Table 7-1 shall be reduced by 5 dB.

DISCUSSION:

The use of corrections for tonal content can create measurement problems. In most enforcement situations, the presence or absence of a pure tone can be determined with the ear. The first part of the definition for "pure tone" is written to accommodate this fact. In cases where it is more doubtful, the remaining part of the definition can be used to precisely define a pure tone. However, this latter definition requires the use of a 1/3 Octave Band Analyzer.

Table 7-1

EXTERIOR NOISE LIMITS

(Levels Not To Be Exceeded More Than 30 Minutes In Any Hour)

| Receiving Land Use Category | Time Period | Noise Level (dBA) | | |
|--|---------------------------|-------------------------------|----------|----------|
| | | Noise Zone Classification (1) | | |
| | | Rural Suburban | Suburban | Urban |
| One & Two Family Residential | 10 pm- 7 am 7 am-10 pm | 40 50 | 45 55 | 50 60 |
| Multiple Dwelling Residential Public Space | 10 pm- 7 am 7 am-10 pm | 45 50 | 50 55 | 55 60 |
| Limited Commercial Some Multiple Dwellings | 10 pm- 7 am 7 am-10 pm | 55 60 | | |
| Commercial | 10 pm- 7 am 7 am-10 pm | 60 65 | | |
| Light Industrial Heavy Industrial | Any Time Any Time | 70 75 | | |

(1)

The classification of different areas of the community in terms of environmental noise zones shall be determined by the Noise Control Office(r), based upon assessment of community noise survey data. Additional area classifications should be used as appropriate to reflect both lower and higher existing ambient levels than those shown. Industrial noise limits are intended primarily for use at the boundary of industrial zones rather than for noise reduction within the zone.

SECTION 8

INTERIOR NOISE STANDARDS

MAXIMUM PERMISSIBLE DWELLING INTERIOR SOUND LEVELS:

- (A) The interior noise standards for multifamily residential dwellings as presented in Table 8-1 shall apply, unless otherwise specifically indicated, within all such dwellings with windows in their normal seasonal configuration.

Table 8-1

| Noise Zone | Type of Land Use | Time Interval | Allowable Interior Noise Level (dBA) |
|------------|-------------------------|---------------------------|--------------------------------------|
| All | Multifamily Residential | 10 pm- 7 am 7 am-10 pm | 35 45 |

- (B) No person shall operate or cause to be operated within a dwelling unit, any source of sound or allow the creation of any noise which causes the noise level when measured inside a neighboring receiving dwelling unit to exceed:
- (1) The noise standard as specified in Table 8-1 for a cumulative period of more than five minutes in any hour; or
 - (2) the noise standard plus 5 dB for a cumulative period of more than one minute in any hour; or
 - (3) the noise standard plus 10 dB or the maximum measured ambient, for any period of time.

- (C) If the measured ambient level differs from that permissible within any of the noise limit categories above, the allowable noise exposure standard shall be adjusted in 5 dB increments in each category as appropriate to reflect said ambient noise level.

8.2 CORRECTION FOR CHARACTER OF SOUND:

In the event the alleged offensive noise, as judged by the Noise Control Officer, contains a steady, audible tone such as a whine, screech, or hum, or is a repetitive noise such as hammering or riveting, or contains music or speech conveying informational content, the standard limits set forth in Table 8-1 shall be reduced by 5 dB. (*Refer to Discussion following Section 7.2.*)

D-5 NOISE MITIGATION MEASURES

NOISE MITIGATION MEASURES

1. MITIGATION AT RECEPTORS

Following are lists of exterior and interior mitigation measures which may be used to lower noise levels at impacted locations in the city.

Exterior Noise Mitigation Measures

- Site layout and building orientation, i.e., use of non-sensitive areas as buffers for more sensitive areas;
- increased building setbacks;
- noise barriers such as walls, berms, solid wood fences or structures; and
- solid decks and solid deck railings.

A six-foot-high noise barrier would normally give about 7 to 9 dBA reduction in exterior noise at the ground and first floor levels (at grade with the roadway), but it is dependent on the building setback and other factors. The use of a barrier might not be compatible with the siting and thus might not be feasible in some cases. Acoustical barriers should be of doubly airtight construction, with a surface weight of at least 1.5 pounds per square foot, or more in some applications.

Interior Noise Mitigation Measures

- Similar measures to those described above for exterior noise mitigation;
- closing or minimizing use of windows or other building openings (vents, etc.) on directly exposed side of structure;
- use of mechanical ventilation;
- use of appropriate double glazing, laminated glazing, or heavier glass in exposed windows;
- provision of air tight seals on all building skin penetrations, including windows and doors; and
- provision of noise-attenuating insulation in exterior walls and ceilings. (This is frequently used today in compliance with Title 24 insulation standards anyway).

Typical building construction with windows closed (standard windows) provides approximately a 20-25 dBA reduction in exterior to interior noise levels.

In addition to the measures described above, the use of carpet is beneficial for noise reduction, as it increases the interior acoustic absorption. At higher levels of noise, additional building elements to those listed became important, also workmanship is a factor of significance.

Concerning windows, double-pane glazing is not automatically better than single-pane (of the same weight density per pane), and could be somewhat worse, depending on the type of noise source. Double-pane glazing can be very effective, however, with appropriate selection of the pane thickness and interpane spacing parameters. The trend is for increased sound insulation performance with increased pane thickness and with increased interpane spacing. The performance of acoustical glazing assemblies should be verified by test data if possible. For high levels of exterior noise, particularly where it involves low frequency sources, it is advisable to consider the specific sound attenuation performance of the windows and other building elements by frequency bands.

2. MITIGATION AT COMMERCIAL AND INDUSTRIAL FACILITIES

- Ensuring that all truck loading bays are located such that they do not open to face the direction in which sensitive receptors are located.
- Where feasible, limiting the hours for truck and loading/unloading operations to daylight hours.
- Requirement for all HVAC, rooftop and other mechanical equipment to be acoustically shielded or silenced in order to protect sensitive receptors.

D-6 NOISE TECHNICAL MATERIALS

ACOUSTICAL ASSESSMENT PROCEDURE
FOR
ROADWAY IMPROVEMENT PROJECTS

Prepared for:
CITY OF RIVERSIDE, CALIFORNIA

July, 1992

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I. INTRODUCTION AND OVERVIEW

This report provides recommended guidelines for assessing the acoustical impacts resulting from roadway projects, as well as for establishing the threshold sound level increase values for these projects. Background material is included relating to sound level descriptors, which have been proposed by various investigators and agencies, and to the choice of the Land Use Compatibility Guidelines which have been previously recommended by Earth Metrics for inclusion in the City of Riverside Noise Element. Modelling procedures are described for use in calculating the existing and post construction sound levels for roadway projects. Discussion and guidelines are provided on impact evaluations in reference to City of Riverside Noise Element standards. Also discussion is included on CALTRANS/Federal Highway Administration (FHWA) acoustical criteria and procedures.

II. BACKGROUND

(a) Effects of Noise on People. Scientific literature is clear that excessive noise levels can have adverse effects on people, in terms of both physical and mental aspects, as well as in terms of the level of enjoyment of the environment. Some of these effects are difficult to measure, partly because individuals may vary appreciably in their sensitivity to noise. Nonetheless, noise effects are very real and can be quite significant. The following is a discussion of some of the possible effects of excessive noise:

- **Hearing Loss.** Excessive noise can lead to a permanent deterioration in hearing ability which cannot be offset either through surgery or hearing aids. Although hearing loss normally occurs only after prolonged exposure to intensive noise, long-term exposure to moderately loud sounds has been known to cause hearing degradation.
- **Stress Effects.** Excessive noise, especially above the level of 80 dBA, triggers a number of automatic physiological changes in the body. Usually these stress reactions (such as vascular constriction or blood pressure elevation) are only temporary, but as high noise levels become common, some of these effects may become chronic.
- **Sleep Disturbance.** Obviously, noise can interfere with sleep and lead to fatigue, but sometimes in ways in which a sleeper is unaware. A sound which is insufficient to wake someone may still impair the quality of sleep.

(b) Acoustical Descriptors. A large number of sound level descriptors have been proposed for use with transportation noise and other community noise. One of the primary ways in which these descriptors can be classified relates to the treatment of the sound frequency spectrum. A second primary means of classification is concerned with the time variation or "time history" characteristics or the time "dimension" of the noise; transportation noise is inherently a fluctuating quantity.

In terms of the way the sound frequency characteristics are treated, two of the primary types of descriptors which have been prominently considered include "loudness" and sound level. Loudness, quantified in "sones" is calculated by a mathematical formula based on the levels in a series of nine

octave frequency bands. Sound levels, on the other hand, can be read out directly from the measuring instrument (Sound Level Meter) using appropriate "weighting networks". There are several types of sound levels, labeled A-weighted, B-weighted, and C-weighted, which are obtained with appropriate meter settings. The type of sound level commonly used for rating of community noise is the "A-weighted" level, discussed further below. The A-weighting network, used to measure this level, deemphasizes low frequency noise, and is intended to represent the response of the human ear.

In terms of time variation, one approach has been the use of statistical exceedance percentages. For example, the L10, L50 and L90 are defined as sound levels exceeded ten percent, 50 percent, and 90 percent of the time, respectively. A second major approach has involved the use of the equivalent continuous level, or equivalent energy level, abbreviated "Leq". The Leq is described as a "dosage" type measure and is defined as the level of a steady noise which has the same sound energy content as a given time-varying noise.

The U.S. Environmental Protection Agency (EPA), based on studies described in its "levels" document (1974), has recommended the use of the A-weighted sound levels to account for noise frequency characteristics, and the use of the Leq to account for time-varying properties of the sound. Specifically, the descriptor recommended by EPA is the Day-Night average sound level (Ldn), which is a 24 hour A-weighted value of the Leq, with a nighttime "weighting" factor applied (see the Appendix for definitions).

In terms of the appropriate numerical value of the sound level for residential land use, the US EPA has reviewed the results of various studies (such as those illustrated in Figure 1) concerning the reaction of people to different absolute levels of noise (U.S. EPA, 1974). From studies of this type, the US EPA has recommended 55 Ldn as a long range goal and 60 Ldn as a short range goal for outdoor sound levels at residential land use. The State of California Office of Noise Control has recommended similar standards as the U.S. EPA. In Earth Metrics experience, a sound level limit of 60 Ldn or CNEL is the one most commonly applied by local jurisdictions in California.

(c) Comments from California Office of Noise Control. Consultation was held by Earth Metrics with Mr. Russell Dupree, State of California Office of Noise Control (1992), regarding the sound level increase for a project which would typically be considered to represent an impact. Mr. Dupree noted that, based on Office of Noise Control experience, a three decibel increase in sound level (that is in the Ldn/CNEL) would generally be considered to be an impact, with an attendant need to address sound mitigation measures. However, as he also stated, it is difficult to make a categorical statement since this could vary with the environmental setting. For example, the increase and consequent impact would be more critical in a national park than at some other location. Another factor which needs to be considered is the absolute Ldn/CNEL level and whether the final level is in excess of the land use compatibility guidelines. Note the absolute level is simply the value of the Ldn/CNEL, for example, whether it is over 60, or between 60 and 70 (see Part III (b), page 7). The Land Use Compatibility Guidelines which have been recommended by Earth Metrics for the City of Riverside Noise Element are shown in Figure 2. Note: See page A-3 of the Noise Element (Earth Metrics Incorporated, 1991).

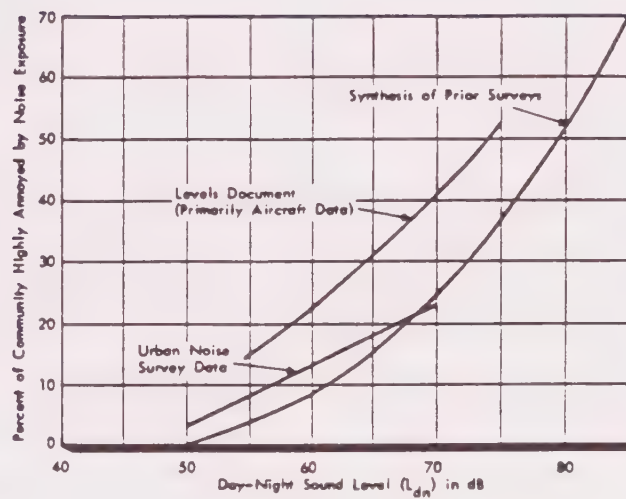


FIGURE 1. THREE RELATIONSHIPS BETWEEN ANNOYANCE AND OUTDOOR NOISE EXPOSURE

Source: Community Noise, American Society for testing and Materials, Stp 692, 1979

| LAND USE CATEGORY | COMMUNITY NOISE EXPOSURE Ldn OR CNEL, dB | | | | | |
|---|---|----|----|----|----|----|
| | 55 | 60 | 65 | 70 | 75 | 80 |
| RESIDENTIAL-LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES | | | | | | |
| RESIDENTIAL-MULTI FAMILY | | | | | | |
| TRANSIENT LODGING- MOTELS, HOTELS | | | | | | |
| SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES | | | | | | |
| AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES | | | | | | |
| SPORTS ARENA, OUTDOOR SPECTATOR SPORTS | | | | | | |
| PLAYGROUNDS, NEIGHBORHOOD PARKS | | | | | | |
| GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES | | | | | | |
| OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL | | | | | | |
| INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE | | | | | | |

INTERPRETATION



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CONDITIONALLY ACCEPTABLE

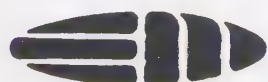
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

SOURCE: State Department of Health, Office of Noise Control, Feb. 1976



earth metrics



SCALE

FIGURE 2. LAND USE COMPATIBILITY FOR
COMMUNITY NOISE ENVIRONMENTS
OUTDOOR NOISE LEVELS

III. ESTABLISHMENT OF SCREENING GUIDELINES

(a) Factors Affecting Traffic Noise. Primary factors affecting traffic noise include: vehicle volume; vehicle speeds; type of vehicles; and receptor distance. In addition, other factors which become significant at times include: roadway surface; roadway grade; roadway elevation or depression; terrain and topography; and shielding by intervening structures. Roadway grade, along with the type of brakes, is a significant factor for trucks but not generally for automobiles. Elevated and depressed roadways both result in reduced sound levels relative to the at-grade configuration, as can be seen from Figure 3. The effect of the elevation difference on sound levels is less at the upper floor levels than at the ground and first floor level. For elevated roadways, the effect of the elevation difference is significant only out to a certain distance, typically 300 feet from the roadway edge of pavement as indicated in Figure 3.

In general, where the roadway is shielded by local terrain, the sound level is naturally reduced. For example, if one half of the roadway and traffic is shielded at the near lanes of a depressed roadway, the sound levels will be reduced approximately three dBA. As a general rule, if the roadway and traffic is three quarters shielded, the sound levels will be reduced by an amount up to six decibels. In some cases, the primary change associated with a project will be in the traffic volume. The sound energy emitted is directly proportional to the traffic volume, with the result that the Leq is given by the equation:

$$Leq = 10 \log V_2/V_1$$

Where: Leq is the equivalent energy level (and the basis of the Ldn)

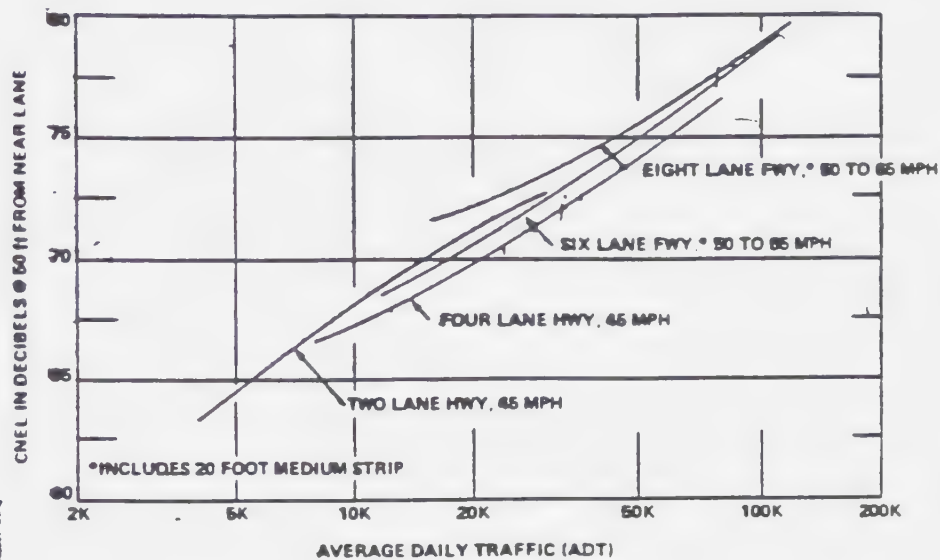
$$\begin{aligned} V_2 &= \text{traffic volume after the project} \\ V_1 &= \text{existing traffic volume} \end{aligned}$$

To illustrate this relation, a doubling of the traffic volume (if other factors remain equal) results in a sound level increase of three dBA (in terms of Leq and Ldn). Likewise, a tripling of the traffic volume would result in a sound level increase of five dBA. A 25 percent increase in the traffic volume would result in a one dBA increase in the Leq/Ldn .

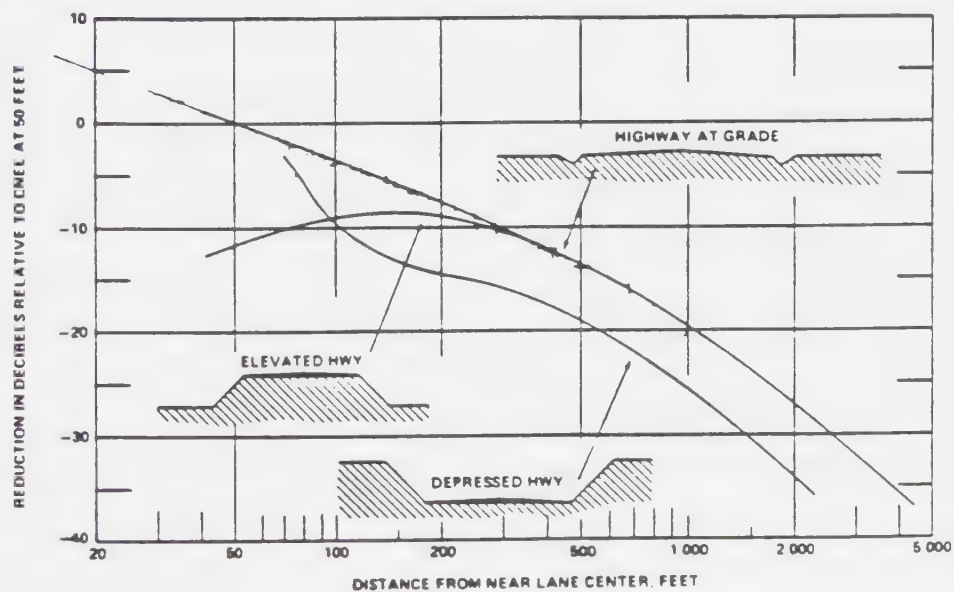
In some cases, specific information on projected traffic mix and speed are not available; it is commonly assumed in this case that the future values are similar to those existing. It is of course advisable to obtain any information available relative to these quantities. This is especially important for newly opened roadways.

It is noted that, in addition to the effect of the numerical increases in sound levels, changes in the perceived character of a neighborhood can occur with the introduction of heavy trucks and an increase in the traffic speed.

In some cases, sports cars can have a disproportionate effect on the sound levels and neighborhood character.



CNEL for traffic noise (heavy truck to auto mix of 4%)



CNEL reduction for various highway configurations



FIGURE 3. SOUND LEVEL CALCULATION CURVES

Source: Noise Control Engineering Journal, 1975

(b) Assessment under City of Riverside General Plan. Based on a review of current practice, consultation with State of California Office of Noise Control guidelines published by the U.S. EPA and other investigators as described above, Earth Metrics recommends the following criteria for determining potentially significant impacts on existing residential uses in reference to the Noise Element standards:

- Project-generated impacts of three dBA or more, which would result in sound levels of over 60 Ldn but less than 70 Ldn.
- Project-generated impacts of one dBA or more, which would result in sound levels of 70 Ldn and over.

It should be noted that "project generated impacts" can be defined in a number of different ways. In the case of street widening projects, project-generated impacts will normally be defined as the difference in sound between existing conditions and future conditions plus the project. In other cases as deemed appropriate by the Planning Department, the project-generated impacts will be defined as the difference in sound between existing conditions and existing conditions plus the project. The Planning Department shall in all cases be responsible for defining project-generated impacts.

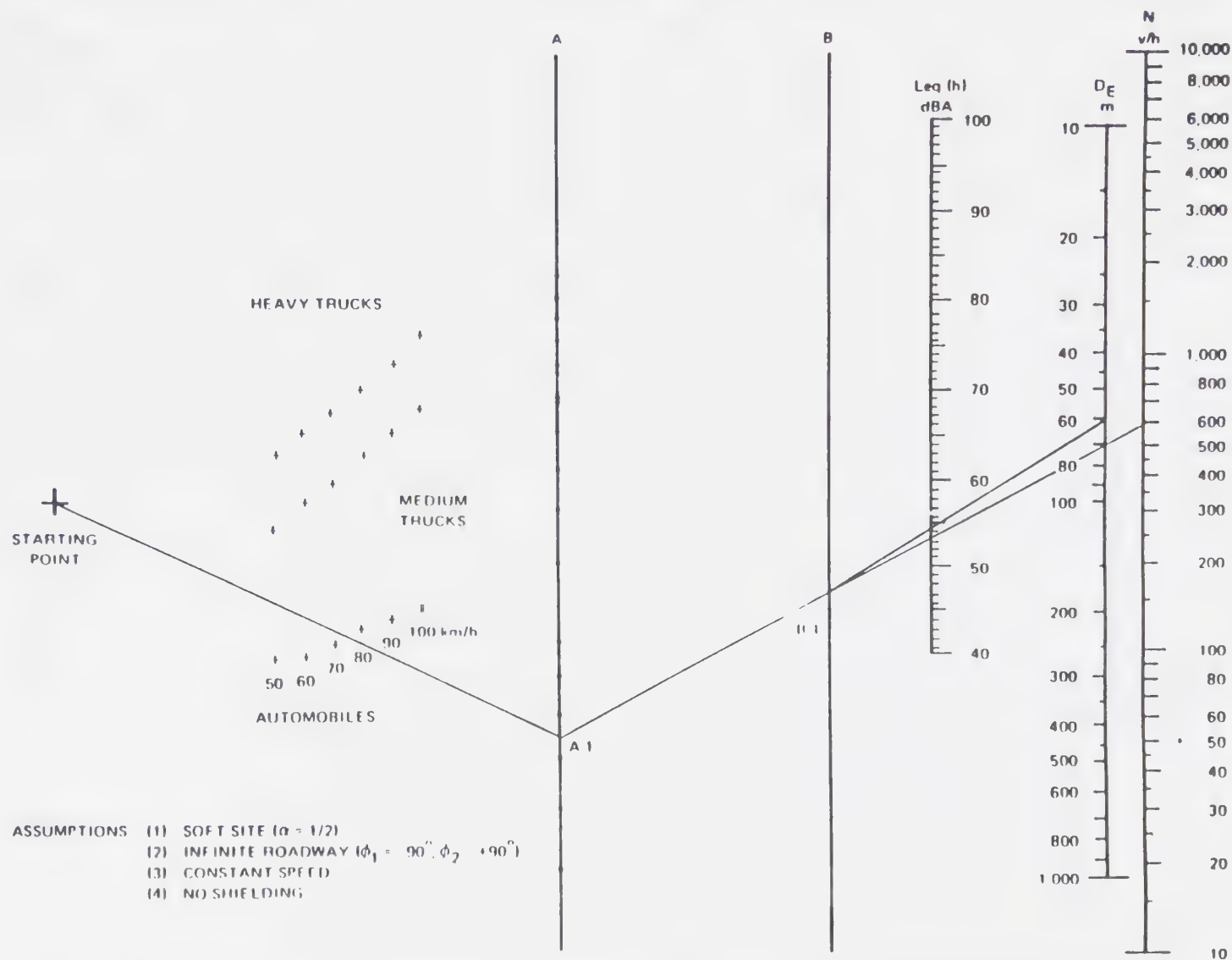
The above-referenced standards shall generally be applied to street widening projects, and other projects as determined by the Planning Department that could result in adverse noise impacts to existing residential uses.

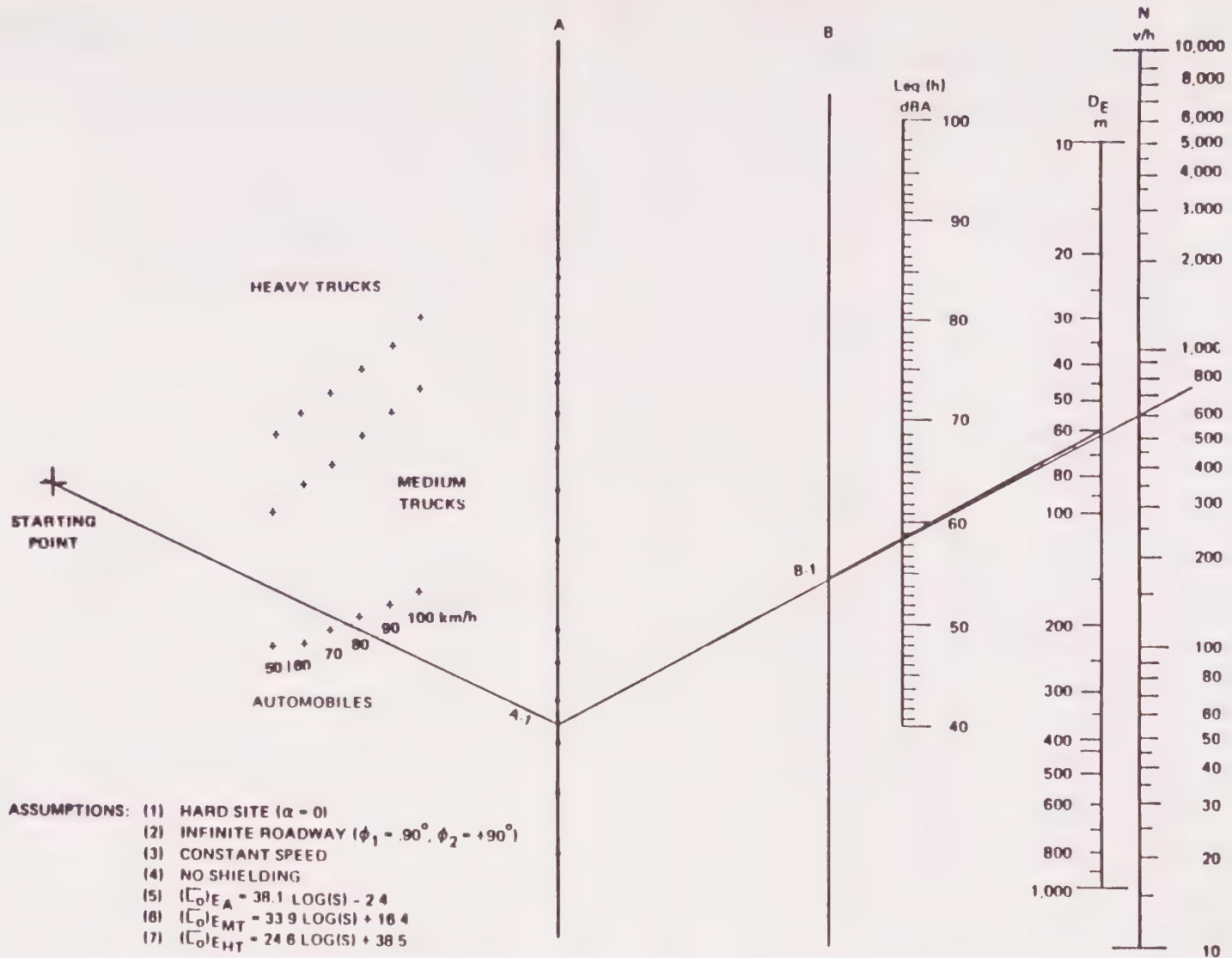
Also it would be helpful in some cases at least to consider the matter of "neighborhood characteristics" referred above in Section IIIa.

(c) Noise Modelling Procedures. For evaluation of roadway traffic noise against the City of Riverside standards, two modelling procedures can be used as described below. One of the methods is based on State of California Office of Noise Control procedures (Van Houten, 1975). For this method, reference is made to the noise emission, and noise level versus distance, curves shown in Figure 1. The sound level, Ldn or CNEL, is first determined for a reference distance of 50 feet from the roadway edge (Figure 1). This method is applicable for freeways and highways but could also be used to obtain a reasonable estimate for high speed arterials.

A second method, more appropriate for city street analysis, will be used by the city for evaluation of transportation noise. The procedure is based on FHWA data and procedures (1978). The FHWA procedure predicts noise through equations requiring a detailed analysis of the noise sources and roadway characteristics (refer to the manual). A quick, preliminary calculation can be made by using nomograph procedures (see Figure 4).

PROBLEM 13 (Continued)





- ASSUMPTIONS:
- (1) HARD SITE ($\alpha = 0$)
 - (2) INFINITE ROADWAY ($\phi_1 = .90^\circ$, $\phi_2 = +90^\circ$)
 - (3) CONSTANT SPEED
 - (4) NO SHIELDING
 - (5) $(L_0)_{EA} = 38.1 \text{ LOG}(S) - 2.4$
 - (6) $(L_0)_{EMT} = 33.9 \text{ LOG}(S) + 16.4$
 - (7) $(L_0)_{EHT} = 24.6 \text{ LOG}(S) + 38.5$

The required nomograph input quantities include the number of heavy trucks, medium trucks and automobiles per hour as well as the speed and the distance. The distance in question is the "equivalent distance" which for most planning purposes can be considered to be measured from the center line of the roadway to the receptor. Calculations are made separately for each type of vehicle and the results are subsequently combined by the process of decibel addition (see Table 1).

To use the nomograph, one first draws a line through the starting point and the respective speed point for automobiles (or medium or heavy trucks, as the case may be), and then marks the intersection of that line with the vertical line marked "A", as illustrated in Figure 4. From that point on line A, referred to as point "A-1" in the example, a second line is drawn to intersect the vertical line labeled "N" at the far right side of the nomograph at the appropriate traffic volume point; the point where this line intersects line A is then marked (shown in the illustration as point "B-1"). Then from point "B-1", a third line is drawn to the vertical line labelled "D" at the appropriate effective distance expressed in meters (to convert the distance in feet to distance in meters divide by 3.28). The intersection of this line with the Leq (h) line is then read as the result: that is, the equivalent energy level. (Note: "soft site" refers to typical grass-covered terrain; "hard site" refers to pavement or equivalent hard surface).

The procedure for converting from peak hour Leq to Ldn is as follows: Express peak hour traffic volumes as a percentage of the Average Daily Traffic (ADT). Determine the fraction of the ADT which occurs during daytime hours and the fraction for the nighttime hours. For Ldn calculation the hours between 10 P.M. and 7 A.M. are considered night hours. Then refer to Figure A-1 of the Appendix for the adjustment of the measured Leq value necessary to convert to Ldn. For example, if the peak hour is assumed to be 10 percent of the ADT and 70 percent of the ADT occurs during daytime hours, the final Ldn will be +2 dBA in reference to the measured Leq.

The procedure described above may be used to determine the approximate existing sound level at a given receptor location; likewise it may be used to predict the future level at the same location, and the results in terms of increase and final level evaluated against the impact criteria presented in Section IIIb. In some cases, the expected change is in the traffic volume only. (In many cases the traffic mix and the speed are assumed to remain the same as at present). If the roadway capacity is increased by adding lanes symmetrically on the "inside", that is, adjacent to the median, the effective distance would remain the same. In this case, the sound level increase could be calculated as:

$$10 \log_{10} V_2/V_1$$

where V_2 = projected traffic volume
 V_1 = existing traffic volume

The nomograph and other modelling procedures should be used with care. For environmental impact reports a more detailed noise evaluation should

TABLE 1. DECIBEL ADDITION

| DIFFERENCE BETWEEN TWO LEVELS (dB) | ADD TO HIGHER LEVEL (dB) |
|------------------------------------|--------------------------|
| 0 | 3 |
| 1 | 2 1/2 |
| 2 | 2 |
| 3 | 2 |
| 4 | 1 1/2 |
| 5 | 1 |
| 6 | 1 |
| 7 | 1 |
| 8 | 1/2 |
| 9 | 1/2 |
| 10 | 1/2 |
| More than 10 | 0 |

Source: Yerges, 1978.

include model calibration to verify the assumptions used for noise prediction. Model calibration requires actual field measurements of noise and prediction variables such as vehicle counts, speed surveys, shielding considerations, and terrain considerations. Noise measurements should be made at a minimum 50 foot equivalent distance (distance to roadway centerline), where possible.

The CALTRANS noise prediction model follows FHWA procedures. It is noted that CALTRANS normally uses sound measurement data to "calibrate," for terrain effects and other factors, the results obtained by modelling. It may also be noted that CALTRANS uses the "Calveno" noise emission curves. These curves for various vehicle types are intended to represent a refinement on the FHWA nomograph as applied to vehicle emissions in California.

(e) Sample Calculation. The following illustrates a calculation of traffic noise level using an roadway category described in the General Plan, that is for a 110-foot-wide (right-of-way), four lane, divided roadway, with approximate capacity of 33,000 vehicles per day. The day/night traffic split has been assumed to be 70/30 in percent of Average Daily Traffic (ADT); also the peak hour volume has been assumed to be ten percent of the ADT.

| | |
|---------------------------|---|
| Vehicles per hour: | 3,300 in peak hour |
| Equivalent distance (de): | 90 feet (for typical residential setback) |
| Heavy truck percentage: | 1.0 (assumed) |
| Heavy trucks per hour: | 33 |
| Automobiles per hour: | 3,267 |
| Speed: | 40 mph (assumed) |
| Terrain: | "soft site" |
| Calculated Leq, autos: | 65 dBA |
| Calculated Leq, trucks: | 62.5 dBA |
| Total Leq: | 67 dBA |
| Ldn: | 69 |

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APPENDIX

GLOSSARY OF TERMS FOR NOISE ELEMENT

Noise: Any unwanted sound typically erratic in character within the normal frequency limits for hearing can be described as noise.

Decibel, dB: A unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

A-Weighted Level: The sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise. The A-weighted sound level is used in most current local, state, and federal standards and guidelines for community noise.

L10: The A-weighted sound level exceeded ten percent of the sample time. Similarly, L50, L90, etc. The L10 is sometimes referred to as the "intrusive" level, the L50 is a median or average level, and the L90 is frequently used as a measure of the "background" sound level.

Leq: Equivalent Energy Level, or the sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given period. Leq is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL: Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 P.M. to 10 P.M. and after addition of 10 decibels to sound levels in the nighttime from 10 P.M. to 7 A.M.

Ldn: Day-Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 20 decibels to sound levels in the nighttime after 10 P.M. and before 7 A.M.

Note: CNEL and Ldn represent daily levels of noise exposure averaged on an annual or daily basis, while Leq represents the equivalent energy noise exposure for a shorter time period, typically on hour. The CNEL and Ldn show approximate numerical equivalence for typical urban traffic noise conditions.

Noise Contours: Lines drawn about a noise source indicating equal levels of noise exposure. The CNEL is the metric utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

Ambient Noise: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Intrusive Noise: That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound

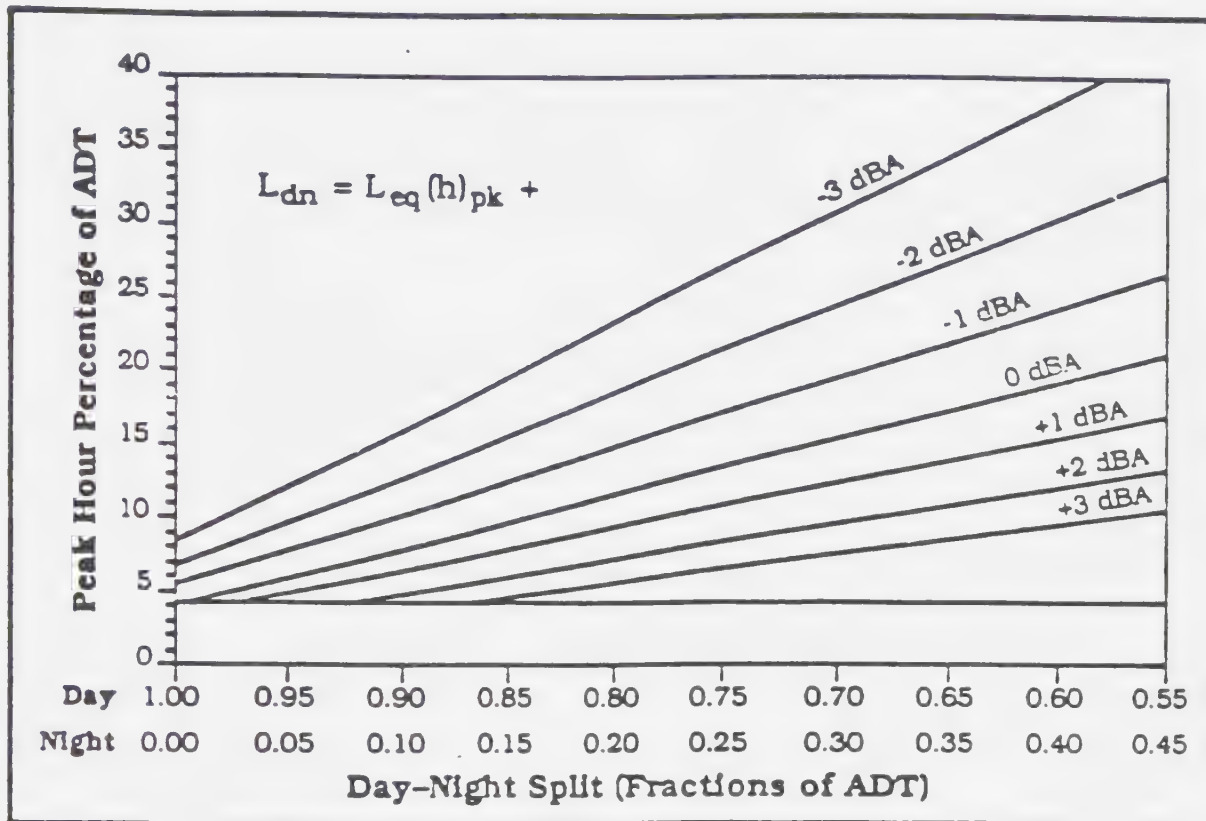
depends upon its amplitude, duration, frequency, time of occurrence, and tonal or information content as well as the prevailing noise level.

Noisiness Zones: Defined area within a community wherein the ambient noise levels are generally similar (within a range of five dB, for example). Typically, all other things being equal, sites within any given noise zone will be of comparable proximity to major noise sources. Noise contours define different noisiness zones.

Pure Tone: Any sound which can be judged as a single pitch or a set of single pitches.

Fixed Point Source: Any stationary source of noise (e.g., factory).

Line Source: Typically, a stream of transportation generated noise as produced from vehicle traffic and trains.



SCALE
NO SCALE

FIGURE A - 1 RELATIONSHIP OF L_{dn} AND PEAK HOUR L_{eq} AS A FUNCTION OF PEAK HOUR % OF ADT AND DAY-NIGHT SPLIT OF ADT

APPENDIX E

REPORTS AND MEMOS FROM PLAN PREPARATION

1. Population Projections
2. Employment Projections
3. SCAG Traffic Analysis
4. Legislative Mandate

E-1 POPULATION PROJECTIONS

| POPULATION PROJECTIONS AT TYPICAL DENSITIES IN 2010 | | | | | | | | | | | | | |
|---|--------|-------------|----------|----------------|--------------|-----------|---------------|----------------|---------------|-------------|--------------|----------|-------|
| | | POP FCTR/LU | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill. | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Density | 7. Medium Den | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| AIR | 309 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2490 | 0 | 0 | 0 | 2490 |
| AIR | 309 | 8-B | 0 | 0 | 0 | 0 | 0 | 0 | 2558 | 0 | 402 | 0 | 2960 |
| AIR | 410 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4899 | 1151 | 1249 | 0 | 7299 |
| ALH | 310 | 54-C | 0 | 223 | 1282 | 2369 | 0 | 1420 | 0 | 160 | 0 | 0 | 5456 |
| ALS | 409.00 | 35-A | 0 | 69 | 54 | 0 | 0 | 0 | 744 | 0 | 0 | 0 | 867 |
| ALS | 409.00 | 35-B | 0 | 225 | 162 | 0 | 0 | 183 | 6143 | 0 | 0 | 0 | 6714 |
| ALS | 409.00 | 36-A | 0 | 105 | 35 | 0 | 0 | 0 | 2777 | 1168 | 0 | 0 | 4084 |
| ALS | 409.00 | 36-B | 0 | 0 | 0 | 0 | 0 | 0 | 2328 | 428 | 1469 | 0 | 4224 |
| ALS | 410.00 | 3-A | 283 | 11 | 35 | 169 | 1133 | 166 | 404 | 0 | 0 | 0 | 2202 |
| ALS | 411.00 | 4 | 0 | 4 | 13 | 0 | 1040 | 0 | 717 | 0 | 803 | 0 | 2578 |
| ALS | 411.00 | 6 | 0 | 0 | 0 | 0 | 209 | 0 | 1408 | 978 | 614 | 0 | 3210 |
| ALS | 412.00 | 38-A | 0 | 18 | 37 | 0 | 162 | 139 | 5131 | 1053 | 490 | 0 | 7030 |
| ALS | 413.00 | 37 | 0 | 0 | 0 | 0 | 1578 | 0 | 4039 | 1017 | 145 | 0 | 6779 |
| ALS | 414.01 | 39-A | 0 | 0 | 0 | 0 | 0 | 0 | 2159 | 0 | 4525 | 0 | 6684 |
| ALS | 414.01 | 39-B | 0 | 0 | 0 | 0 | 0 | 0 | 1903 | 0 | 5492 | 0 | 7394 |
| ALS | 414.01 | 39-C | 0 | 0 | 0 | 0 | 106 | 0 | 7183 | 0 | 0 | 0 | 7289 |
| ALS | 414.01 | 39-D | 0 | 0 | 0 | 0 | 0 | 0 | 1076 | 494 | 742 | 0 | 2312 |
| ARL | 316.00 | 40-A | 0 | 0 | 0 | 0 | 0 | 0 | 4045 | 2701 | 1094 | 0 | 7840 |
| ARL | 316.00 | 40-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 824 | 0 | 0 | 825 |
| ARL | 317.00 | 52-A | 0 | 0 | 0 | 0 | 0 | 0 | 3193 | 0 | 941 | 0 | 4134 |
| ARL | 412.00 | 38-B | 0 | 0 | 0 | 0 | 0 | 0 | 915 | 115 | 547 | 0 | 1578 |
| ARH | 317 | 52-B | 564 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 564 |
| ARH | 317 | 53-B | 1291 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1291 |
| ARH | 414.01 | 39-E | 49 | 0 | 0 | 0 | 0 | 0 | 398 | 0 | 0 | 0 | 447 |
| ARH | 414.02 | 80-A | 33 | 0 | 0 | 0 | 0 | 600 | 0 | 0 | 0 | 0 | 634 |
| C C | 306.00 | 24-A | 0 | 0 | 119 | 0 | 0 | 3976 | 1414 | 0 | 1916 | 0 | 7425 |
| C C | 422.01 | 77 | 0 | 0 | 68 | 202 | 0 | 3516 | 330 | 808 | 633 | 0 | 5556 |
| C C | 422.01 | 24-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C C | 422.01 | 25-B | 0 | 0 | 31 | 133 | 0 | 0 | 1290 | 0 | 1390 | 0 | 2844 |
| C C | 422.01 | 54-A | 0 | 33 | 0 | 0 | 0 | 740 | 0 | 0 | 0 | 0 | 773 |
| CS | 422.01 | 25-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CS | 425.01 | 64-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C B | 312.00 | 16-A | 0 | 0 | 0 | 0 | 0 | 37 | 1068 | 0 | 0 | 0 | 1105 |
| C B | 313.00 | 44-C | 0 | 0 | 0 | 0 | 0 | 0 | 2197 | 0 | 122 | 0 | 2319 |
| C B | 313.00 | 53-C | 31 | 0 | 0 | 0 | 0 | 0 | 713 | 0 | 0 | 0 | 745 |
| DTN | 301 | 11-A | 0 | 0 | 0 | 0 | 0 | 0 | 1911 | 0 | 1889 | 0 | 3801 |
| DTN | 302.00 | 10-A | 0 | 0 | 0 | 0 | 0 | 0 | 527 | 983 | 0 | 0 | 1510 |
| DTN | 302.00 | 10-B | 0 | 0 | 0 | 0 | 0 | 0 | 4869 | 0 | 732 | 0 | 5601 |
| DTN | 303.00 | 12-A | 0 | 0 | 0 | 0 | 0 | 0 | 3026 | 0 | 4323 | 5295 | 12643 |
| DTN | 303.00 | 12-B | 0 | 0 | 0 | 0 | 0 | 0 | 206 | 80 | 0 | 0 | 286 |
| DTN | 303.00 | 13-B | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 191 | 0 | 261 |

Quality City Population 2010

| POPULATION PROJECTIONS AT TYPICAL DENSITIES IN 2010 | | | | | | | | | | | | | |
|---|--------|-------------|----------|----------------|--------------|-----------|---------------|----------------|---------------|-------------|--------------|----------|-------|
| | | POP FCTR/LU | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill. | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Density | 7. Medium Den | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| EST | 304.00 | 18 | 0 | 0 | 71 | 0 | 0 | 12 | 5507 | 0 | 0 | 0 | 5589 |
| EST | 305.00 | 19-A | 0 | 0 | 0 | 0 | 0 | 0 | 3422 | 0 | 0 | 0 | 3422 |
| H H | 306.00 | 54-B | 0 | 83 | 205 | 0 | 0 | 1856 | 0 | 191 | 0 | 0 | 2335 |
| HIG | 422.04 | 22-B | 0 | 21 | 0 | 0 | 0 | 513 | 0 | 0 | 0 | 0 | 535 |
| HIG | 423 | 21-B | 0 | 155 | 0 | 921 | 0 | 474 | 606 | 1485 | 0 | 0 | 3640 |
| HIG | 424 | 61-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 305 | 19-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 422.04 | 22-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 422.03 | 20-A | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| M C | 308.00 | 9-B | 0 | 0 | 0 | 0 | 0 | 0 | 1178 | 1150 | 0 | 0 | 2328 |
| M C | 310.00 | 8-A | 0 | 0 | 0 | 0 | 0 | 0 | 3852 | 277 | 648 | 0 | 4777 |
| M C | 311.00 | 14 | 0 | 20 | 0 | 0 | 0 | 0 | 1868 | 387 | 1140 | 0 | 3415 |
| M C | 311.00 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 1624 | 0 | 534 | 0 | 2158 |
| M C | 314.01 | 44-D | 0 | 0 | 0 | 0 | 0 | 0 | 1510 | 342 | 267 | 0 | 2119 |
| M C | 314.02 | 45-A | 0 | 0 | 0 | 0 | 0 | 0 | 274 | 0 | 451 | 0 | 726 |
| M G | 420.01 | 59-B | 0 | 0 | 0 | 0 | 0 | 302 | 572 | 0 | 0 | 0 | 874 |
| M G | 420.01 | 72-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4522 | 0 | 4522 |
| NIP | 301.00 | 11-C | 0 | 0 | 0 | 0 | 0 | 0 | 841 | 0 | 0 | 0 | 841 |
| NIP | 305.00 | 19-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NRT | 301.00 | 11-B | 0 | 0 | 0 | 0 | 241 | 0 | 4478 | 0 | 590 | 0 | 5309 |
| NRT | 302.00 | 10-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NRT | 423.00 | 21-A | 0 | 0 | 0 | 0 | 0 | 0 | 2116 | 0 | 1284 | 0 | 3400 |
| O C | 420.01 | 59-C | 0 | 0 | 0 | 233 | 0 | 639 | 0 | 0 | 2366 | 0 | 3239 |
| O C | 420.01 | 72-A | 0 | 0 | 0 | 0 | 0 | 0 | 6492 | 0 | 5493 | 0 | 11985 |
| O C | 420.01 | 73-D | 0 | 0 | 0 | 46 | 0 | 0 | 2069 | 0 | 0 | 0 | 2116 |
| RAM | 313.00 | 44-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RAM | 314.01 | 44-A | 0 | 0 | 0 | 0 | 0 | 0 | 2419 | 0 | 2283 | 0 | 4702 |
| RAM | 314.02 | 45-B | 0 | 0 | 0 | 0 | 0 | 0 | 3174 | 0 | 1883 | 0 | 5057 |
| RAM | 315.01 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 2545 | 68 | 3486 | 0 | 6100 |
| RAM | 315.02 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 4695 | 876 | 257 | 0 | 5828 |
| RAM | 317.00 | 53-A | 0 | 0 | 0 | 0 | 0 | 0 | 3195 | 1137 | 0 | 0 | 4332 |
| RES | 414.02 | 80-B | 276 | 0 | 561 | 466 | 0 | 1781 | 1573 | 341 | 0 | 0 | 4998 |
| RES | 420.01 | 73-B | 121 | 0 | 52 | 457 | 0 | 0 | 0 | 0 | 0 | 0 | 629 |
| RES | 420.02 | 57-A | 0 | 207 | 1047 | 364 | 0 | 1019 | 493 | 0 | 0 | 0 | 3130 |
| RES | 420.02 | 74-A | 56 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 0 | 0 | 975 |
| SCB | 422.01 | 25C | 0 | 0 | 0 | 57 | 0 | 0 | 220 | 0 | 671 | 0 | 947 |
| UNV | 305 | 19-B | 0 | 0 | 0 | 0 | 0 | 0 | 457 | 935 | 3329 | 0 | 4722 |
| UNV | 422.02 | 23-B | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 37 |
| UNV | 422.01 | 24-D | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| UNV | 422.01 | 24-B | 0 | 0 | 0 | 0 | 0 | 0 | 2014 | 0 | 4324 | 0 | 6338 |
| UNV | 422.01 | 25-A | 0 | 0 | 0 | 0 | 0 | 660 | 0 | 0 | 0 | 0 | 660 |

Quality City Population 2010

| POPULATION PROJECTIONS AT TYPICAL DENSITIES IN 2010 | | | | | | | | | | | | | |
|---|------------|-------------|-------------|----------------|--------------|--------------|---------------|----------------|---------------|--------------|--------------|-------------|---------------|
| | | POP FCTR/LU | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill. | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Density | 7. Medium Den | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| UNV | 422.02 | 23-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| UNV | 422.03 | 20-B | 0 | 0 | 0 | 0 | 0 | 0 | 1354 | 1322 | 10797 | 0 | 13472 |
| UNV | 422.04 | 22-D | 0 | 114 | 246 | 5 | 0 | 0 | 5760 | 0 | 360 | 0 | 6486 |
| UNV | 422.04 | 85-A | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 129 |
| VIC | 306.00 | 17 | 0 | 14 | 7 | 0 | 0 | 972 | 7697 | 0 | 0 | 0 | 8691 |
| VIC | 312.00 | 16-B | 0 | 0 | 14 | 0 | 0 | 57 | 4949 | 0 | 327 | 0 | 5347 |
| W C | 420.01 | 58 | 25 | 116 | 944 | 1389 | 0 | 0 | 0 | 0 | 0 | 0 | 2475 |
| W C | 420.01 | 65-C | 0 | 0 | 0 | 0 | 174 | 0 | 62 | 0 | 0 | 0 | 236 |
| W C | 420.01 | 65-D | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 100 |
| W C | 420.01 | 72-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W C | 420.01 | 72-E | 0 | 0 | 0 | 0 | 0 | 0 | 391 | 0 | 0 | 0 | 391 |
| W C | 420.01 | 73-A | 123 | 0 | 0 | 1171 | 0 | 0 | 0 | 0 | 0 | 0 | 1293 |
| W C | 420.01 | 73-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W C | 420.01 | 59-A | 0 | 35 | 202 | 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 2242 |
| WSG | 307.00 | 13-A | 0 | 0 | 0 | 0 | 0 | 0 | 4393 | 291 | 967 | 0 | 5651 |
| WSG | 308.00 | 9-A | 0 | 0 | 0 | 0 | 0 | 1547 | 3171 | 241 | 1122 | 0 | 6080 |
| NEW | OUT OF STU | 80-C | 0 | 0 | 343 | 0 | 608 | 633 | 110 | 0 | 0 | 0 | 1693 |
| TOTALS | | | 2852 | 1589 | 5206 | 10905 | 4743 | 20613 | 157138 | 21004 | 76809 | 5295 | 306154 |

Quality City Population 2010

| POPULATION PROJECTIONS AT TYPICAL DENSITIES AT BUILDOUT | | | | | | | | | | | | | |
|---|--------|------------|----------|----------------|--------------|-----------|---------------|----------------|------------|-------------|--------------|----------|-------|
| | | POP FCTR/L | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill. | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Densit. | Medium Den | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| AIR | 309 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2271 | 0 | 0 | 0 | 2271 |
| AIR | 309 | 8-B | 0 | 0 | 0 | 0 | 0 | 0 | 2334 | 0 | 501 | 0 | 2834 |
| AIR | 410 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4469 | 1350 | 1554 | 0 | 7373 |
| ALH | 310 | 54-C | 0 | 306 | 1755 | 3242 | 0 | 1666 | 0 | 188 | 0 | 0 | 7157 |
| ALS | 409.00 | 35-A | 0 | 94 | 74 | 0 | 0 | 0 | 678 | 0 | 0 | 0 | 847 |
| ALS | 409.00 | 35-B | 0 | 308 | 221 | 0 | 0 | 215 | 5604 | 0 | 0 | 0 | 6349 |
| ALS | 409.00 | 36-A | 0 | 143 | 47 | 0 | 0 | 0 | 2533 | 1370 | 0 | 0 | 4094 |
| ALS | 409.00 | 36-B | 0 | 0 | 0 | 0 | 0 | 0 | 2123 | 502 | 1827 | 0 | 4452 |
| ALS | 410.00 | 3-A | 387 | 15 | 48 | 231 | 1550 | 195 | 369 | 0 | 0 | 0 | 2796 |
| ALS | 411.00 | 4 | 0 | 6 | 18 | 0 | 1424 | 0 | 654 | 0 | 999 | 0 | 3101 |
| ALS | 411.00 | 6 | 0 | 0 | 0 | 0 | 286 | 0 | 1285 | 1148 | 764 | 0 | 3482 |
| ALS | 412.00 | 38-A | 0 | 24 | 51 | 0 | 222 | 163 | 4681 | 1235 | 610 | 0 | 6985 |
| ALS | 413.00 | 37 | 0 | 0 | 0 | 0 | 1993 | 0 | 3401 | 1101 | 167 | 0 | 6662 |
| ALS | 414.01 | 39-A | 0 | 0 | 0 | 0 | 0 | 0 | 1970 | 0 | 5629 | 0 | 7598 |
| ALS | 414.01 | 39-B | 0 | 0 | 0 | 0 | 0 | 0 | 1736 | 0 | 6831 | 0 | 8567 |
| ALS | 414.01 | 39-C | 0 | 0 | 0 | 0 | 134 | 0 | 6049 | 0 | 0 | 0 | 6183 |
| ALS | 414.01 | 39-D | 0 | 0 | 0 | 0 | 0 | 0 | 981 | 579 | 923 | 0 | 2483 |
| ARL | 316.00 | 40-A | 0 | 0 | 0 | 0 | 0 | 0 | 3690 | 3168 | 1361 | 0 | 8219 |
| ARL | 316.00 | 40-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 967 | 0 | 0 | 967 |
| ARL | 317.00 | 52-A | 0 | 0 | 0 | 0 | 0 | 0 | 2913 | 0 | 1170 | 0 | 4083 |
| ARL | 412.00 | 38-B | 0 | 0 | 0 | 0 | 0 | 0 | 835 | 135 | 681 | 0 | 1651 |
| ARH | 317 | 52-B | 772 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 772 |
| ARH | 317 | 53-B | 1766 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1766 |
| ARH | 414.01 | 39-E | 67 | 0 | 0 | 0 | 0 | 0 | 363 | 0 | 0 | 0 | 430 |
| ARH | 414.02 | 80-A | 46 | 0 | 0 | 0 | 0 | 704 | 0 | 0 | 0 | 0 | 750 |
| C C | 306.00 | 24-A | 0 | 0 | 163 | 0 | 0 | 4664 | 1290 | 0 | 2383 | 0 | 8500 |
| C C | 422.01 | 77 | 0 | 0 | 93 | 276 | 0 | 4124 | 301 | 947 | 787 | 0 | 6528 |
| C C | 422.01 | 24-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C C | 422.01 | 25-B | 0 | 0 | 42 | 182 | 0 | 0 | 1177 | 0 | 1729 | 0 | 3130 |
| C C | 422.01 | 54-A | 0 | 45 | 0 | 0 | 0 | 868 | 0 | 0 | 0 | 0 | 913 |
| CS | 422.01 | 25-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CS | 425.01 | 64-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C B | 312.00 | 16-A | 0 | 0 | 0 | 0 | 0 | 44 | 974 | 0 | 0 | 0 | 1018 |
| C B | 313.00 | 44-C | 0 | 0 | 0 | 0 | 0 | 0 | 2004 | 0 | 152 | 0 | 2156 |
| C B | 313.00 | 53-C | 43 | 0 | 0 | 0 | 0 | 0 | 651 | 0 | 0 | 0 | 694 |
| DTN | 301 | 11-A | 0 | 0 | 0 | 0 | 0 | 0 | 1610 | 0 | 2169 | 0 | 3779 |
| DTN | 302.00 | 10-A | 0 | 0 | 0 | 0 | 0 | 0 | 481 | 1153 | 0 | 0 | 1634 |
| DTN | 302.00 | 10-B | 0 | 0 | 0 | 0 | 0 | 0 | 4100 | 0 | 840 | 0 | 4940 |
| DTN | 303.00 | 12-A | 0 | 0 | 0 | 0 | 0 | 0 | 2760 | 0 | 5377 | 7245 | 15383 |
| DTN | 303.00 | 12-B | 0 | 0 | 0 | 0 | 0 | 0 | 188 | 94 | 0 | 0 | 281 |
| DTN | 303.00 | 13-B | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 238 | 0 | 301 |

Quality City Population 2010

| POPULATION PROJECTIONS AT TYPICAL DENSITIES AT BUILDOUT | | | | | | | | | | | | | |
|---|--------|------------|----------|----------------|--------------|-----------|---------------|---------------|------------|-------------|--------------|----------|-------|
| | | POP FCTR/L | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill. | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Densit | Medium Den | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| EST | 304.00 | 18 | 0 | 0 | 89 | 0 | 0 | 13 | 4637 | 0 | 0 | 0 | 4739 |
| EST | 305.00 | 19-A | 0 | 0 | 0 | 0 | 0 | 0 | 2881 | 0 | 0 | 0 | 2881 |
| H H | 306.00 | 54-B | 0 | 114 | 280 | 0 | 0 | 2177 | 0 | 224 | 0 | 0 | 2795 |
| HIG | 422.04 | 22-B | 0 | 29 | 0 | 0 | 0 | 602 | 0 | 0 | 0 | 0 | 631 |
| HIG | 423 | 21-B | 0 | 212 | 0 | 1260 | 0 | 556 | 553 | 1741 | 0 | 0 | 4322 |
| HIG | 424 | 61-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 305 | 19-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 422.04 | 22-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 422.03 | 20-A | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| M C | 308.00 | 9-B | 0 | 0 | 0 | 0 | 0 | 0 | 1074 | 1349 | 0 | 0 | 2423 |
| M C | 310.00 | 8-A | 0 | 0 | 0 | 0 | 0 | 0 | 3514 | 324 | 807 | 0 | 4645 |
| M C | 311.00 | 14 | 0 | 27 | 0 | 0 | 0 | 0 | 1704 | 454 | 1418 | 0 | 3603 |
| M C | 311.00 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 1367 | 0 | 614 | 0 | 1981 |
| M C | 314.01 | 44-D | 0 | 0 | 0 | 0 | 0 | 0 | 1272 | 370 | 307 | 0 | 1949 |
| M C | 314.02 | 45-A | 0 | 0 | 0 | 0 | 0 | 0 | 250 | 0 | 561 | 0 | 811 |
| M G | 420.01 | 59-B | 0 | 0 | 0 | 0 | 0 | 354 | 522 | 0 | 0 | 0 | 876 |
| M G | 420.01 | 72-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5625 | 0 | 5625 |
| NIP | 301.00 | 11-C | 0 | 0 | 0 | 0 | 0 | 0 | 768 | 0 | 0 | 0 | 768 |
| NIP | 305.00 | 19-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NRT | 301.00 | 11-B | 0 | 0 | 0 | 0 | 330 | 0 | 4085 | 0 | 734 | 0 | 5149 |
| NRT | 302.00 | 10-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NRT | 423.00 | 21-A | 0 | 0 | 0 | 0 | 0 | 0 | 1930 | 0 | 1597 | 0 | 3527 |
| O C | 420.01 | 59-C | 0 | 0 | 0 | 319 | 0 | 750 | 0 | 0 | 2944 | 0 | 4013 |
| O C | 420.01 | 72-A | 0 | 0 | 0 | 0 | 0 | 0 | 5922 | 0 | 6833 | 0 | 12756 |
| O C | 420.01 | 73-D | 0 | 0 | 0 | 63 | 0 | 0 | 1888 | 0 | 0 | 0 | 1951 |
| RAM | 313.00 | 44-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RAM | 314.01 | 44-A | 0 | 0 | 0 | 0 | 0 | 0 | 2037 | 0 | 2621 | 0 | 4658 |
| RAM | 314.02 | 45-B | 0 | 0 | 0 | 0 | 0 | 0 | 2895 | 0 | 2343 | 0 | 5238 |
| RAM | 315.01 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 2322 | 80 | 4337 | 0 | 6739 |
| RAM | 315.02 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 4283 | 1027 | 319 | 0 | 5630 |
| RAM | 317.00 | 53-A | 0 | 0 | 0 | 0 | 0 | 0 | 2690 | 1231 | 0 | 0 | 3921 |
| RES | 414.02 | 80-B | 378 | 0 | 767 | 637 | 0 | 2089 | 1435 | 400 | 0 | 0 | 5707 |
| RES | 420.01 | 73-B | 165 | 0 | 71 | 625 | 0 | 0 | 0 | 0 | 0 | 0 | 861 |
| RES | 420.02 | 57-A | 0 | 284 | 1432 | 498 | 0 | 1196 | 450 | 0 | 0 | 0 | 3859 |
| RES | 420.02 | 74-A | 76 | 0 | 0 | 1257 | 0 | 0 | 0 | 0 | 0 | 0 | 1334 |
| SCB | 422.01 | 25C | 0 | 0 | 0 | 78 | 0 | 0 | 200 | 0 | 834 | 0 | 1112 |
| UNV | 305 | 19-B | 0 | 0 | 0 | 0 | 0 | 0 | 417 | 1096 | 4142 | 0 | 5655 |
| UNV | 422.02 | 23-B | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 0 | 0 | 0 | 33 |
| UNV | 422.01 | 24-D | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| UNV | 422.01 | 24-B | 0 | 0 | 0 | 0 | 0 | 0 | 1837 | 0 | 5379 | 0 | 7216 |
| UNV | 422.01 | 25-A | 0 | 0 | 0 | 0 | 0 | 774 | 0 | 0 | 0 | 0 | 774 |

Quality City Population 2010

| POPULATION PROJECTIONS AT TYPICAL DENSITIES AT BUILDOUT | | | | | | | | | | | | | |
|---|-----------|------------|----------|---------------|--------------|-----------|---------------|----------------|----------------|-------------|-----------------|----------|--------|
| | | POP FCTR/L | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Density | Medium Density | 8. Med/High | 9. High Density | 24. DTN. | TOTAL |
| UNV | 422.02 | 23-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| UNV | 422.03 | 20-B | 0 | 0 | 0 | 0 | 0 | 0 | 1235 | 1550 | 13431 | 0 | 16216 |
| UNV | 422.04 | 22-D | 0 | 157 | 337 | 7 | 0 | 0 | 5255 | 0 | 448 | 0 | 6203 |
| UNV | 422.04 | 85-A | 0 | 176 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 176 |
| VIC | 306.00 | 17 | 0 | 20 | 9 | 0 | 0 | 1141 | 7022 | 0 | 0 | 0 | 8192 |
| VIC | 312.00 | 16-B | 0 | 0 | 17 | 0 | 0 | 62 | 4167 | 0 | 375 | 0 | 4622 |
| WC | 420.01 | 58 | 35 | 158 | 1292 | 1901 | 0 | 0 | 0 | 0 | 0 | 0 | 3386 |
| WC | 420.01 | 65-C | 0 | 0 | 0 | 0 | 238 | 0 | 56 | 0 | 0 | 0 | 295 |
| WC | 420.01 | 65-D | 0 | 0 | 0 | 0 | 137 | 0 | 0 | 0 | 0 | 0 | 137 |
| WC | 420.01 | 72-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| WC | 420.01 | 72-E | 0 | 0 | 0 | 0 | 0 | 0 | 357 | 0 | 0 | 0 | 357 |
| WC | 420.01 | 73-A | 168 | 0 | 0 | 1602 | 0 | 0 | 0 | 0 | 0 | 0 | 1770 |
| WC | 420.01 | 73-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| WC | 420.01 | 59-A | 0 | 48 | 277 | 2743 | 0 | 0 | 0 | 0 | 0 | 0 | 3068 |
| WSG | 307.00 | 13-A | 0 | 0 | 0 | 0 | 0 | 0 | 4008 | 341 | 1203 | 0 | 5552 |
| WSG | 308.00 | 9-A | 0 | 0 | 0 | 0 | 0 | 1814 | 2893 | 283 | 1395 | 0 | 6384 |
| NEW | OUT OF ST | 80-C | 0 | 0 | 469 | 0 | 831 | 742 | 100 | 0 | 0 | 0 | 2143 |
| TOTALS | | | 3903 | 2174 | 7114 | 14922 | 6313 | 24171 | 140497 | 24410 | 94957 | 7245 | 325707 |

Quality City Population 2010

| MAXIMUM BUILDOUT POPULATION | | | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
|-----------------------------|--------|------------|----------|---------------|--------------|-----------|---------------|------------|------------|-------------|--------------|----------|-------|
| | | POP FCTR/L | | | | | | | | | | | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | Low Densit | Medium Den | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| AIR | 309 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 3211 | 0 | 0 | 0 | 3211 |
| AIR | 309 | 8-B | 0 | 0 | 0 | 0 | 0 | 0 | 3299 | 0 | 544 | 0 | 3843 |
| AIR | 410 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 6318 | 1272 | 1690 | 0 | 9280 |
| ALH | 310 | 54-C | 0 | 266 | 1832 | 7052 | 0 | 2416 | 0 | 177 | 0 | 0 | 11743 |
| ALS | 409.00 | 35-A | 0 | 82 | 77 | 0 | 0 | 0 | 959 | 0 | 0 | 0 | 1118 |
| ALS | 409.00 | 35-B | 0 | 268 | 231 | 0 | 0 | 312 | 7923 | 0 | 0 | 0 | 8734 |
| ALS | 409.00 | 36-A | 0 | 125 | 50 | 0 | 0 | 0 | 3581 | 1291 | 0 | 0 | 5047 |
| ALS | 409.00 | 36-B | 0 | 0 | 0 | 0 | 0 | 0 | 3002 | 473 | 1987 | 0 | 5462 |
| ALS | 410.00 | 3-A | 337 | 13 | 50 | 503 | 2248 | 283 | 521 | 0 | 0 | 0 | 3955 |
| ALS | 411.00 | 4 | 0 | 5 | 19 | 0 | 2064 | 0 | 924 | 0 | 1087 | 0 | 4099 |
| ALS | 411.00 | 6 | 0 | 0 | 0 | 0 | 415 | 0 | 1816 | 1082 | 831 | 0 | 4144 |
| ALS | 412.00 | 38-A | 0 | 21 | 53 | 0 | 321 | 236 | 6618 | 1164 | 663 | 0 | 9076 |
| ALS | 413.00 | 37 | 0 | 0 | 0 | 0 | 2889 | 0 | 4808 | 1038 | 181 | 0 | 8917 |
| ALS | 414.01 | 39-A | 0 | 0 | 0 | 0 | 0 | 0 | 2785 | 0 | 6121 | 0 | 8906 |
| ALS | 414.01 | 39-B | 0 | 0 | 0 | 0 | 0 | 0 | 2454 | 0 | 7429 | 0 | 9883 |
| ALS | 414.01 | 39-C | 0 | 0 | 0 | 0 | 194 | 0 | 8551 | 0 | 0 | 0 | 8745 |
| ALS | 414.01 | 39-D | 0 | 0 | 0 | 0 | 0 | 0 | 1388 | 546 | 1004 | 0 | 2937 |
| ARL | 316.00 | 40-A | 0 | 0 | 0 | 0 | 0 | 0 | 5217 | 2986 | 1480 | 0 | 9683 |
| ARL | 316.00 | 40-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 911 | 0 | 0 | 912 |
| ARL | 317.00 | 52-A | 0 | 0 | 0 | 0 | 0 | 0 | 4118 | 0 | 1272 | 0 | 5390 |
| ARL | 412.00 | 38-B | 0 | 0 | 0 | 0 | 0 | 0 | 1180 | 127 | 740 | 0 | 2048 |
| ARH | 317 | 52-B | 671 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 671 |
| ARH | 317 | 53-B | 1537 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1537 |
| ARH | 414.01 | 39-E | 58 | 0 | 0 | 0 | 0 | 0 | 513 | 0 | 0 | 0 | 571 |
| ARH | 414.02 | 80-A | 40 | 0 | 0 | 0 | 0 | 1020 | 0 | 0 | 0 | 0 | 1060 |
| C C | 306.00 | 24-A | 0 | 0 | 171 | 0 | 0 | 6762 | 1823 | 0 | 2591 | 0 | 11348 |
| C C | 422.01 | 77 | 0 | 0 | 97 | 600 | 0 | 5980 | 425 | 893 | 856 | 0 | 8851 |
| C C | 422.01 | 24-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C C | 422.01 | 25-B | 0 | 0 | 44 | 397 | 0 | 0 | 1664 | 0 | 1880 | 0 | 3985 |
| C C | 422.01 | 54-A | 0 | 39 | 0 | 0 | 0 | 1259 | 0 | 0 | 0 | 0 | 1298 |
| CS | 422.01 | 25-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CS | 425.01 | 64-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C B | 312.00 | 16-A | 0 | 0 | 0 | 0 | 0 | 64 | 1377 | 0 | 0 | 0 | 1441 |
| C B | 313.00 | 44-C | 0 | 0 | 0 | 0 | 0 | 0 | 2834 | 0 | 165 | 0 | 2999 |
| C B | 313.00 | 53-C | 37 | 0 | 0 | 0 | 0 | 0 | 920 | 0 | 0 | 0 | 957 |
| DTN | 301 | 11-A | 0 | 0 | 0 | 0 | 0 | 0 | 2275 | 0 | 2359 | 0 | 4635 |
| DTN | 302.00 | 10-A | 0 | 0 | 0 | 0 | 0 | 0 | 679 | 1087 | 0 | 0 | 1767 |
| DTN | 302.00 | 10-B | 0 | 0 | 0 | 0 | 0 | 0 | 5796 | 0 | 914 | 0 | 6710 |
| DTN | 303.00 | 12-A | 0 | 0 | 0 | 0 | 0 | 0 | 3903 | 0 | 5848 | 7879 | 17630 |
| DTN | 303.00 | 12-B | 0 | 0 | 0 | 0 | 0 | 0 | 265 | 88 | 0 | 0 | 354 |
| DTN | 303.00 | 13-B | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 259 | 0 | 348 |

Quality City Population 2010

| MAXIMUM BUILDOUT POPULATION | | | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
|-----------------------------|--------|------------|----------|---------------|--------------|-----------|---------------|----------------|-------------------|-------------|--------------|----------|-------|
| | | POP FCTR/L | | | | | | | | | | | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Density | 7. Medium Density | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| EST | 304.00 | 18 | 0 | 0 | 93 | 0 | 0 | 19 | 6555 | 0 | 0 | 0 | 6668 |
| EST | 305.00 | 19-A | 0 | 0 | 0 | 0 | 0 | 0 | 4073 | 0 | 0 | 0 | 4073 |
| H H | 306.00 | 54-B | 0 | 99 | 293 | 0 | 0 | 3156 | 0 | 211 | 0 | 0 | 3759 |
| HIG | 422.04 | 22-B | 0 | 25 | 0 | 0 | 0 | 873 | 0 | 0 | 0 | 0 | 899 |
| HIG | 423 | 21-B | 0 | 184 | 0 | 2740 | 0 | 807 | 781 | 1641 | 0 | 0 | 6154 |
| HIG | 424 | 61-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 305 | 19-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 422.04 | 22-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HIP | 422.03 | 20-A | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| M C | 308.00 | 9-B | 0 | 0 | 0 | 0 | 0 | 0 | 1519 | 1271 | 0 | 0 | 2790 |
| M C | 310.00 | 8-A | 0 | 0 | 0 | 0 | 0 | 0 | 4968 | 306 | 877 | 0 | 6151 |
| M C | 311.00 | 14 | 0 | 24 | 0 | 0 | 0 | 0 | 2409 | 428 | 1542 | 0 | 4403 |
| M C | 311.00 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 1933 | 0 | 667 | 0 | 2601 |
| M C | 314.01 | 44-D | 0 | 0 | 0 | 0 | 0 | 0 | 1798 | 349 | 334 | 0 | 2480 |
| M C | 314.02 | 45-A | 0 | 0 | 0 | 0 | 0 | 0 | 354 | 0 | 610 | 0 | 964 |
| M G | 420.01 | 59-B | 0 | 0 | 0 | 0 | 0 | 513 | 738 | 0 | 0 | 0 | 1251 |
| M G | 420.01 | 72-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6117 | 0 | 6117 |
| NIP | 301.00 | 11-C | 0 | 0 | 0 | 0 | 0 | 0 | 1085 | 0 | 0 | 0 | 1085 |
| NIP | 305.00 | 19-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NRT | 301.00 | 11-B | 0 | 0 | 0 | 0 | 478 | 0 | 5775 | 0 | 798 | 0 | 7052 |
| NRT | 302.00 | 10-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NRT | 423.00 | 21-A | 0 | 0 | 0 | 0 | 0 | 0 | 2729 | 0 | 1737 | 0 | 4466 |
| O C | 420.01 | 59-C | 0 | 0 | 0 | 694 | 0 | 1087 | 0 | 0 | 3201 | 0 | 4983 |
| O C | 420.01 | 72-A | 0 | 0 | 0 | 0 | 0 | 0 | 8373 | 0 | 7431 | 0 | 15804 |
| O C | 420.01 | 73-D | 0 | 0 | 0 | 138 | 0 | 0 | 2669 | 0 | 0 | 0 | 2807 |
| RAM | 313.00 | 44-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RAM | 314.01 | 44-A | 0 | 0 | 0 | 0 | 0 | 0 | 2880 | 0 | 2850 | 0 | 5730 |
| RAM | 314.02 | 45-B | 0 | 0 | 0 | 0 | 0 | 0 | 4093 | 0 | 2548 | 0 | 6641 |
| RAM | 315.01 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 3283 | 75 | 4716 | 0 | 8074 |
| RAM | 315.02 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 6056 | 968 | 347 | 0 | 7371 |
| RAM | 317.00 | 53-A | 0 | 0 | 0 | 0 | 0 | 0 | 3803 | 1160 | 0 | 0 | 4963 |
| RES | 414.02 | 80-B | 329 | 0 | 801 | 1386 | 0 | 3029 | 2029 | 377 | 0 | 0 | 7951 |
| RES | 420.01 | 73-B | 143 | 0 | 74 | 1359 | 0 | 0 | 0 | 0 | 0 | 0 | 1576 |
| RES | 420.02 | 57-A | 0 | 247 | 1495 | 1082 | 0 | 1734 | 636 | 0 | 0 | 0 | 5194 |
| RES | 420.02 | 74-A | 66 | 0 | 0 | 2735 | 0 | 0 | 0 | 0 | 0 | 0 | 2801 |
| SCB | 422.01 | 25C | 0 | 0 | 0 | 169 | 0 | 0 | 283 | 0 | 907 | 0 | 1360 |
| UNV | 305 | 19-B | 0 | 0 | 0 | 0 | 0 | 0 | 590 | 1033 | 4504 | 0 | 6127 |
| UNV | 422.02 | 23-B | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 0 | 0 | 47 |
| UNV | 422.01 | 24-D | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| UNV | 422.01 | 24-B | 0 | 0 | 0 | 0 | 0 | 0 | 2597 | 0 | 5850 | 0 | 8447 |
| UNV | 422.01 | 25-A | 0 | 0 | 0 | 0 | 0 | 1122 | 0 | 0 | 0 | 0 | 1122 |

Quality City Population 2010

| MAXIMUM BUILDOUT POPULATION | | | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.55 | 2.55 | 2.55 | 2.55 | |
|-----------------------------|------------|------|-------------|----------------|--------------|--------------|---------------|----------------|---------------|--------------|---------------|-------------|---------------|
| | POP FCTR/L | | | | | | | | | | | | |
| GPA | CT | TZ | 1. Rural | 2. Steep Hill. | 3. Mod. Hill | 4. Estate | 5. Semi-Rural | 6. Low Densit. | Medium Den. | 8. Med/High | 9. High Den. | 24. DTN. | TOTAL |
| UNV | 422.02 | 23-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| UNV | 422.03 | 20-B | 0 | 0 | 0 | 0 | 0 | 0 | 1746 | 1461 | 14606 | 0 | 17813 |
| UNV | 422.04 | 22-D | 0 | 136 | 352 | 15 | 0 | 0 | 7429 | 0 | 487 | 0 | 8419 |
| UNV | 422.04 | 85-A | 0 | 153 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 153 |
| VIC | 306.00 | 17 | 0 | 17 | 10 | 0 | 0 | 1654 | 9927 | 0 | 0 | 0 | 11608 |
| VIC | 312.00 | 16-B | 0 | 0 | 18 | 0 | 0 | 90 | 5891 | 0 | 408 | 0 | 6407 |
| W C | 420.01 | 58 | 30 | 138 | 1348 | 4135 | 0 | 0 | 0 | 0 | 0 | 0 | 5652 |
| W C | 420.01 | 65-C | 0 | 0 | 0 | 0 | 345 | 0 | 80 | 0 | 0 | 0 | 425 |
| W C | 420.01 | 65-D | 0 | 0 | 0 | 0 | 199 | 0 | 0 | 0 | 0 | 0 | 199 |
| W C | 420.01 | 72-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W C | 420.01 | 72-E | 0 | 0 | 0 | 0 | 0 | 0 | 504 | 0 | 0 | 0 | 504 |
| W C | 420.01 | 73-A | 146 | 0 | 0 | 3484 | 0 | 0 | 0 | 0 | 0 | 0 | 3630 |
| W C | 420.01 | 73-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W C | 420.01 | 59-A | 0 | 42 | 289 | 5966 | 0 | 0 | 0 | 0 | 0 | 0 | 6297 |
| WSG | 307.00 | 13-A | 0 | 0 | 0 | 0 | 0 | 0 | 5666 | 322 | 1308 | 0 | 7295 |
| WSG | 308.00 | 9-A | 0 | 0 | 0 | 0 | 0 | 2630 | 4089 | 266 | 1517 | 0 | 8503 |
| NEW | | 80-C | 0 | 0 | 490 | 0 | 1206 | 1076 | 142 | 0 | 0 | 0 | 2913 |
| TOTALS | | | 3395 | 1891 | 7428 | 32456 | 9154 | 35048 | 198628 | 23006 | 103266 | 7879 | 422151 |

E-2 EMPLOYMENT PROJECTIONS

| | BS | BT | BU | BV | BW | BX | BY | BZ | CA | CB | CC | CD | CE | CF | CG |
|----|-------------------------|----------|------|------------|-------------|---------------|---------------|---------------|---------------|----------------|--------------|--------------|---------------|---------------|-------|
| 1 | TYPICAL EMPLOYMENT 2010 | | | | | | | | | | | | | | |
| 2 | | EMP/ACRE | | 13 | 8 | 17 | 13 | 27 | 17 | 8 | 22 | 31 | 22 | 94 | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 3. Commercial | 4. Automotive | 15. Bus. Park | 16. Light Ind | 7. General Inv | 18. Low Rise | 19. Mid-Rise | 4. Public Fac | 26. Mixed Use | TOTAL |
| 5 | AIR | 309 | 7 | 31 | 0 | 0 | 0 | 12550 | 810 | 259 | 20 | 0 | 6911 | 0 | 20582 |
| 6 | AIR | 309 | 8-B | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 305 | 0 | 105 | 0 | 446 |
| 7 | AIR | 410 | 5 | 545 | 0 | 0 | 0 | 962 | 0 | 0 | 0 | 0 | 1670 | 0 | 3177 |
| 8 | ALH | 310 | 54-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | ALS | 409.00 | 35-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1094 | 0 | 1094 |
| 10 | ALS | 409.00 | 35-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148 | 0 | 148 |
| 11 | ALS | 409.00 | 36-A | 0 | 0 | 0 | 0 | 1064 | 0 | 0 | 0 | 0 | 1691 | 0 | 2754 |
| 12 | ALS | 409.00 | 36-B | 420 | 0 | 0 | 0 | 2394 | 0 | 0 | 139 | 0 | 2542 | 0 | 5495 |
| 13 | ALS | 410.00 | 3-A | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 180 | 0 | 276 |
| 14 | ALS | 411.00 | 4 | 108 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 316 | 0 | 424 |
| 15 | ALS | 411.00 | 6 | 384 | 0 | 0 | 0 | 0 | 0 | 847 | 0 | 0 | 127 | 0 | 1357 |
| 16 | ALS | 412.00 | 38-A | 474 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 537 | 0 | 1011 |
| 17 | ALS | 413.00 | 37 | 133 | 8 | 0 | 0 | 0 | 0 | 0 | 94 | 0 | 1338 | 0 | 1573 |
| 18 | ALS | 414.01 | 39-A | 328 | 77 | 0 | 0 | 6396 | 0 | 0 | 0 | 0 | 0 | 0 | 6801 |
| 19 | ALS | 414.01 | 39-B | 1936 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1456 | 0 | 3393 |
| 20 | ALS | 414.01 | 39-C | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 188 | 0 | 505 | 0 | 927 |
| 21 | ALS | 414.01 | 39-D | 216 | 0 | 0 | 0 | 0 | 0 | 0 | 443 | 100 | 380 | 0 | 1140 |
| 22 | ARL | 316.00 | 40-A | 920 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | 0 | 457 | 0 | 1586 |
| 23 | ARL | 316.00 | 40-B | 292 | 0 | 829 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1121 |
| 24 | ARL | 317.00 | 52-A | 456 | 0 | 0 | 0 | 3476 | 0 | 0 | 0 | 0 | 338 | 0 | 4271 |
| 25 | ARL | 412.00 | 38-B | 268 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2007 | 0 | 2275 |
| 26 | ARH | 317 | 52-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | ARH | 317 | 53-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | ARH | 414.01 | 39-E | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | ARH | 414.02 | 80-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | C C | 306.00 | 24-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 232 | 0 | 274 |
| 31 | C C | 422.01 | 77 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2726 | 0 | 2726 |
| 32 | C C | 422.01 | 24-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 296 | 0 | 296 |
| 33 | C C | 422.01 | 25-B | 456 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 296 | 0 | 751 |
| 34 | C C | 422.01 | 54-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | CS | 422.01 | 25-D | 0 | 0 | 0 | 0 | 3424 | 0 | 0 | 0 | 0 | 0 | 0 | 3424 |
| 36 | CS | 425.01 | 64-A | 1705 | 0 | 893 | 0 | 0 | 0 | 0 | 0 | 1132 | 0 | 0 | 3730 |
| 37 | C B | 312.00 | 16-A | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 0 | 181 |
| 38 | C B | 313.00 | 44-C | 684 | 0 | 0 | 120 | 0 | 0 | 175 | 0 | 0 | 0 | 0 | 979 |
| 39 | C B | 313.00 | 53-C | 0 | 0 | 0 | 0 | 0 | 0 | 138 | 0 | 0 | 0 | 0 | 138 |
| 40 | DTN | 301 | 11-A | 213 | 156 | 345 | 0 | 1514 | 0 | 0 | 0 | 0 | 0 | 0 | 2228 |
| 41 | DTN | 302.00 | 10-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 169 | 0 | 169 |
| 42 | DTN | 302.00 | 10-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 305 | 0 | 176 | 0 | 480 |
| 43 | DTN | 303.00 | 12-A | 665 | 86 | 1609 | 0 | 233 | 0 | 0 | 443 | 1757 | 2380 | 0 | 7174 |
| 44 | DTN | 303.00 | 12-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1504 | 465 | 0 | 1969 |

| | BS | BT | BU | BV | BW | BX | BY | BZ | CA | CB | CC | CD | CE | CF | CG |
|----|-------------------------|----------|------|------------|-------------|----------------|----------------|---------------|---------------|-----------------|--------------|--------------|----------------|---------------|-------|
| 1 | TYPICAL EMPLOYMENT 2010 | | | | | | | | | | | | | | |
| 2 | | EMP/ACRE | | 13 | 8 | 17 | 13 | 27 | 17 | 8 | 22 | 31 | 22 | 94 | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind | 17. General Ind | 18. Low Rise | 19. Mid-Rise | 20. Public Fac | 21. Mixed Use | TOTAL |
| 45 | DTN | 303.00 | 13-B | 156 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 750 | 0 | 906 |
| 46 | EST | 304.00 | 18 | 406 | 0 | 0 | 0 | 1311 | 0 | 519 | 0 | 0 | 280 | 8578 | 11095 |
| 47 | EST | 305.00 | 19-A | 306 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 761 |
| 48 | H H | 306.00 | 54-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 49 | HIG | 422.04 | 22-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | HIG | 423 | 21-B | 0 | 590 | 0 | 0 | 0 | 0 | 204 | 0 | 0 | 169 | 0 | 964 |
| 51 | HIG | 424 | 61-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | HIP | 305 | 19-D | 0 | 0 | 0 | 0 | 0 | 844 | 0 | 0 | 0 | 0 | 0 | 844 |
| 53 | HIP | 422.04 | 22-A | 0 | 0 | 0 | 0 | 4150 | 0 | 0 | 0 | 0 | 0 | 0 | 4150 |
| 54 | HIP | 422.03 | 20-A | 0 | 0 | 0 | 0 | 12728 | 1237 | 993 | 0 | 0 | 0 | 0 | 14958 |
| 55 | M C | 308.00 | 9-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 274 | 0 | 274 |
| 56 | M C | 310.00 | 8-A | 204 | 0 | 0 | 0 | 0 | 0 | 0 | 390 | 0 | 496 | 0 | 1090 |
| 57 | M C | 311.00 | 14 | 780 | 0 | 470 | 0 | 0 | 0 | 0 | 348 | 0 | 232 | 0 | 1830 |
| 58 | M C | 311.00 | 15 | 333 | 0 | 0 | 0 | 0 | 0 | 0 | 1242 | 0 | 94 | 0 | 1670 |
| 59 | M C | 314.01 | 44-D | 107 | 0 | 0 | 0 | 0 | 0 | 0 | 517 | 0 | 727 | 0 | 1351 |
| 60 | M C | 314.02 | 45-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 380 | 0 | 0 | 0 | 380 |
| 61 | M G | 420.01 | 59-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | M G | 420.01 | 72-D | 0 | 0 | 797 | 0 | 4850 | 0 | 0 | 0 | 0 | 0 | 0 | 5647 |
| 63 | NIP | 301.00 | 11-C | 0 | 0 | 0 | 0 | 285 | 318 | 0 | 0 | 0 | 0 | 0 | 603 |
| 64 | NIP | 305.00 | 19-C | 0 | 0 | 0 | 0 | 0 | 368 | 1409 | 0 | 0 | 0 | 0 | 1776 |
| 65 | NRT | 301.00 | 11-B | 96 | 14 | 638 | 0 | 1167 | 1254 | 0 | 0 | 0 | 106 | 0 | 3275 |
| 66 | NRT | 302.00 | 10-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 803 | 0 | 803 |
| 67 | NRT | 423.00 | 21-A | 0 | 50 | 0 | 901 | 2464 | 0 | 0 | 0 | 0 | 190 | 0 | 3606 |
| 68 | O C | 420.01 | 59-C | 204 | 0 | 0 | 0 | 0 | 0 | 0 | 190 | 0 | 169 | 0 | 562 |
| 69 | O C | 420.01 | 72-A | 48 | 0 | 0 | 0 | 2542 | 885 | 0 | 0 | 0 | 147 | 0 | 3623 |
| 70 | O C | 420.01 | 73-D | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 254 | 0 | 337 |
| 71 | RAM | 313.00 | 44-B | 0 | 0 | 0 | 762 | 0 | 0 | 292 | 0 | 0 | 570 | 0 | 1624 |
| 72 | RAM | 314.01 | 44-A | 113 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 113 |
| 73 | RAM | 314.02 | 45-B | 143 | 0 | 0 | 0 | 0 | 0 | 0 | 232 | 0 | 1193 | 0 | 1568 |
| 74 | RAM | 315.01 | 42 | 191 | 0 | 0 | 0 | 0 | 83 | 0 | 316 | 0 | 3865 | 0 | 4455 |
| 75 | RAM | 315.02 | 41 | 509 | 0 | 0 | 0 | 0 | 107 | 0 | 168 | 0 | 556 | 0 | 1340 |
| 76 | RAM | 317.00 | 53-A | 79 | 0 | 0 | 226 | 692 | 0 | 130 | 94 | 0 | 809 | 0 | 2030 |
| 77 | RES | 414.02 | 80-B | 144 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 144 |
| 78 | RES | 420.01 | 73-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 42 |
| 79 | RES | 420.02 | 57-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 80 | RES | 420.02 | 74-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 81 | SCB | 422.01 | 25C | 780 | 0 | 0 | 348 | 15253 | 0 | 0 | 0 | 0 | 888 | 0 | 17269 |
| 82 | UNV | 305 | 19-B | 372 | 0 | 0 | 0 | 467 | 0 | 0 | 0 | 0 | 0 | 0 | 839 |
| 83 | UNV | 422.02 | 23-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7249 | 0 | 7249 |
| 84 | UNV | 422.01 | 24-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | BS | BT | BU | BV | BW | BX | BY | BZ | CA | CB | CC | CD | CE | CF | CG |
|-----|-------------------------|----------|--------|------------|-------------|---------------|---------------|--------------|--------------|---------------|-------------|-------------|---------------|--------------|--------|
| 1 | TYPICAL EMPLOYMENT 2010 | | | | | | | | | | | | | | |
| 2 | | EMP/ACRE | | 13 | 8 | 17 | 13 | 27 | 17 | 8 | 22 | 31 | 22 | 94 | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 3. Commercial | 4. Automotive | 5. Bus. Park | 6. Light Ind | 7. General In | 8. Low Rise | 9. Mid-Rise | 4. Public Fac | 6. Mixed Use | TOTAL |
| 85 | UNV | 422.01 | 24-B | 0 | 0 | 271 | 0 | 0 | 0 | 0 | 169 | 0 | 254 | 0 | 693 |
| 86 | UNV | 422.01 | 25-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 87 | UNV | 422.02 | 23-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3571 | 0 | 3571 |
| 88 | UNV | 422.03 | 20-B | 1405 | 0 | 0 | 0 | 959 | 301 | 0 | 42 | 0 | 1923 | 0 | 4630 |
| 89 | UNV | 422.04 | 22-D | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 274 | 0 | 310 |
| 90 | UNV | 422.04 | 85-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 91 | VIC | 306.00 | 17 | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 1522 | 0 | 1648 |
| 92 | VIC | 312.00 | 16-B | 694 | 128 | 0 | 0 | 0 | 0 | 0 | 305 | 0 | 2982 | 0 | 4108 |
| 93 | W C | 420.01 | 58 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120 |
| 94 | W C | 420.01 | 65-C | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| 95 | W C | 420.01 | 65-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 96 | W C | 420.01 | 72-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 359 | 0 | 359 |
| 97 | W C | 420.01 | 72-E | 132 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 132 |
| 98 | W C | 420.01 | 73-A | 649 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1480 | 0 | 2128 |
| 99 | W C | 420.01 | 73-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 100 | W C | 420.01 | 59-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 101 | WSG | 307.00 | 13-A | 148 | 0 | 0 | 0 | 0 | 0 | 0 | 105 | 0 | 1395 | 0 | 1648 |
| 102 | WSG | 308.00 | 9-A | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 93 |
| 103 | | | | | | | | | | | | | | | |
| 104 | | | TOTALS | 19103 | 1159 | 5853 | 2357 | 78882 | 6206 | 4966 | 6814 | 4493 | 62591 | 8578 | 201004 |

| | AG | AH | AI | AJ | AK | AL | AM | AN | AO | AP | AQ | AR | AS | AT | AU |
|----|---------------------------------|----------|------|------------|-------------|----------------|----------------|---------------|----------------|------------------|--------------|--------------|-----------------|---------------|-------|
| 1 | TYPICAL EMPLOYMENT AT BUILD-OUT | | | | | | | | | | | | | | |
| 2 | | EMP/ACRE | | 13 | 8 | 17 | 13 | 27 | 17 | 8 | 22 | 31 | 22 | 94 | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind. | 17. General Ind. | 18. Low Rise | 19. Mid-Rise | 24. Public Fac. | 26. Mixed Use | TOTAL |
| 5 | AIR | 309 | 7 | 46 | 0 | 0 | 0 | 18593 | 1200 | 384 | 30 | 0 | 10238 | 0 | 30491 |
| 6 | AIR | 309 | 8-B | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 453 | 0 | 156 | 0 | 661 |
| 7 | AIR | 410 | 5 | 807 | 0 | 0 | 0 | 1426 | 0 | 0 | 0 | 0 | 2475 | 0 | 4707 |
| 8 | ALH | 310 | 54-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | ALS | 409.00 | 35-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1620 | 0 | 1620 |
| 10 | ALS | 409.00 | 35-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 219 | 0 | 219 |
| 11 | ALS | 409.00 | 36-A | 0 | 0 | 0 | 0 | 1576 | 0 | 0 | 0 | 0 | 2505 | 0 | 4081 |
| 12 | ALS | 409.00 | 36-B | 622 | 0 | 0 | 0 | 3547 | 0 | 0 | 206 | 0 | 3766 | 0 | 8141 |
| 13 | ALS | 410.00 | 3-A | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 267 | 0 | 409 |
| 14 | ALS | 411.00 | 4 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 469 | 0 | 628 |
| 15 | ALS | 411.00 | 6 | 568 | 0 | 0 | 0 | 0 | 0 | 1255 | 0 | 0 | 188 | 0 | 2011 |
| 16 | ALS | 412.00 | 38-A | 702 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 796 | 0 | 1498 |
| 17 | ALS | 413.00 | 37 | 178 | 10 | 0 | 0 | 0 | 0 | 0 | 125 | 0 | 1784 | 0 | 2097 |
| 18 | ALS | 414.01 | 39-A | 486 | 114 | 0 | 0 | 9476 | 0 | 0 | 0 | 0 | 0 | 0 | 10076 |
| 19 | ALS | 414.01 | 39-B | 2868 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2158 | 0 | 5026 |
| 20 | ALS | 414.01 | 39-C | 313 | 0 | 0 | 0 | 0 | 0 | 0 | 251 | 0 | 673 | 0 | 1237 |
| 21 | ALS | 414.01 | 39-D | 320 | 0 | 0 | 0 | 0 | 0 | 0 | 657 | 148 | 564 | 0 | 1688 |
| 22 | ARL | 316.00 | 40-A | 1362 | 0 | 0 | 0 | 0 | 0 | 0 | 311 | 0 | 677 | 0 | 2350 |
| 23 | ARL | 316.00 | 40-B | 433 | 0 | 1229 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1661 |
| 24 | ARL | 317.00 | 52-A | 676 | 0 | 0 | 0 | 5150 | 0 | 0 | 0 | 0 | 501 | 0 | 6327 |
| 25 | ARL | 412.00 | 38-B | 397 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2974 | 0 | 3371 |
| 26 | ARH | 317 | 52-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | ARH | 317 | 53-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | ARH | 414.01 | 39-E | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | ARH | 414.02 | 80-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | C C | 306.00 | 24-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 343 | 0 | 406 |
| 31 | C C | 422.01 | 77 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4038 | 0 | 4038 |
| 32 | C C | 422.01 | 24-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 438 | 0 | 438 |
| 33 | C C | 422.01 | 25-B | 675 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 438 | 0 | 1113 |
| 34 | C C | 422.01 | 54-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | CS | 422.01 | 25-D | 0 | 0 | 0 | 0 | 5073 | 0 | 0 | 0 | 0 | 0 | 0 | 5073 |
| 36 | CS | 425.01 | 64-A | 2526 | 0 | 1323 | 0 | 0 | 0 | 0 | 0 | 1677 | 0 | 0 | 5526 |
| 37 | C B | 312.00 | 16-A | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 0 | 0 | 0 | 268 |
| 38 | C B | 313.00 | 44-C | 1014 | 0 | 0 | 178 | 0 | 0 | 259 | 0 | 0 | 0 | 0 | 1450 |
| 39 | C B | 313.00 | 53-C | 0 | 0 | 0 | 0 | 0 | 0 | 205 | 0 | 0 | 0 | 0 | 205 |
| 40 | DTN | 301 | 11-A | 285 | 208 | 460 | 0 | 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 2971 |
| 41 | DTN | 302.00 | 10-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 251 | 0 | 251 |
| 42 | DTN | 302.00 | 10-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 234 | 0 | 640 |
| 43 | DTN | 303.00 | 12-A | 985 | 128 | 2384 | 0 | 346 | 0 | 0 | 657 | 2603 | 3525 | 0 | 10628 |
| 44 | DTN | 303.00 | 12-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2228 | 689 | 0 | 2917 |

| | AG | AH | AI | AJ | AK | AL | AM | AN | AO | AP | AQ | AR | AS | AT | AU |
|----|---------------------------------|----------|------|------------|-------------|----------------|----------------|---------------|----------------|-----------------|--------------|--------------|----------------|---------------|-------|
| 1 | TYPICAL EMPLOYMENT AT BUILD-OUT | | | | | | | | | | | | | | |
| 2 | | EMP/ACRE | | 13 | 8 | 17 | 13 | 27 | 17 | 8 | 22 | 31 | 22 | 94 | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind. | 17. General Ind | 18. Low Rise | 19. Mid-Rise | 24. Public Fac | 26. Mixed Use | TOTAL |
| 45 | DTN | 303.00 | 13-B | 231 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1112 | 0 | 1343 |
| 46 | EST | 304.00 | 18 | 542 | 0 | 0 | 0 | 1748 | 0 | 692 | 0 | 0 | 374 | 11437 | 14793 |
| 47 | EST | 305.00 | 19-A | 409 | 64 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 541 | 0 | 1014 |
| 48 | H H | 306.00 | 54-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 49 | HIG | 422.04 | 22-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | HIG | 423 | 21-B | 0 | 875 | 0 | 0 | 0 | 0 | 303 | 0 | 0 | 251 | 0 | 1428 |
| 51 | HIG | 424 | 61-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | HIP | 305 | 19-D | 0 | 0 | 0 | 0 | 0 | 1250 | 0 | 0 | 0 | 0 | 0 | 1250 |
| 53 | HIP | 422.04 | 22-A | 0 | 0 | 0 | 0 | 6149 | 0 | 0 | 0 | 0 | 0 | 0 | 6149 |
| 54 | HIP | 422.03 | 20-A | 0 | 0 | 0 | 0 | 18857 | 1833 | 1471 | 0 | 0 | 0 | 0 | 22160 |
| 55 | M C | 308.00 | 9-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 406 |
| 56 | M C | 310.00 | 8-A | 302 | 0 | 0 | 0 | 0 | 0 | 0 | 578 | 0 | 735 | 0 | 1615 |
| 57 | M C | 311.00 | 14 | 1156 | 0 | 697 | 0 | 0 | 0 | 0 | 515 | 0 | 343 | 0 | 2711 |
| 58 | M C | 311.00 | 15 | 444 | 0 | 0 | 0 | 0 | 0 | 0 | 1657 | 0 | 125 | 0 | 2226 |
| 59 | M C | 314.01 | 44-D | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 689 | 0 | 970 | 0 | 1801 |
| 60 | M C | 314.02 | 45-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 564 | 0 | 0 | 0 | 564 |
| 61 | M G | 420.01 | 59-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | M G | 420.01 | 72-D | 0 | 0 | 1181 | 0 | 7185 | 0 | 0 | 0 | 0 | 0 | 0 | 8366 |
| 63 | NIP | 301.00 | 11-C | 0 | 0 | 0 | 0 | 423 | 471 | 0 | 0 | 0 | 0 | 0 | 893 |
| 64 | NIP | 305.00 | 19-C | 0 | 0 | 0 | 0 | 0 | 545 | 2087 | 0 | 0 | 0 | 0 | 2632 |
| 65 | NRT | 301.00 | 11-B | 142 | 21 | 945 | 0 | 1729 | 1857 | 0 | 0 | 0 | 157 | 0 | 4852 |
| 66 | NRT | 302.00 | 10-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1190 | 0 | 1190 |
| 67 | NRT | 423.00 | 21-A | 0 | 75 | 0 | 1334 | 3651 | 0 | 0 | 0 | 0 | 282 | 0 | 5342 |
| 68 | O C | 420.01 | 59-C | 302 | 0 | 0 | 0 | 0 | 0 | 0 | 281 | 0 | 251 | 0 | 833 |
| 69 | O C | 420.01 | 72-A | 71 | 0 | 0 | 0 | 3766 | 1312 | 0 | 0 | 0 | 218 | 0 | 5367 |
| 70 | O C | 420.01 | 73-D | 124 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 376 | 0 | 500 |
| 71 | RAM | 313.00 | 44-B | 0 | 0 | 0 | 1129 | 0 | 0 | 432 | 0 | 0 | 844 | 0 | 2406 |
| 72 | RAM | 314.01 | 44-A | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| 73 | RAM | 314.02 | 45-B | 212 | 0 | 0 | 0 | 0 | 0 | 0 | 343 | 0 | 1768 | 0 | 2323 |
| 74 | RAM | 315.01 | 42 | 284 | 0 | 0 | 0 | 0 | 123 | 0 | 469 | 0 | 5725 | 0 | 6600 |
| 75 | RAM | 315.02 | 41 | 754 | 0 | 0 | 0 | 0 | 158 | 0 | 248 | 0 | 824 | 0 | 1985 |
| 76 | RAM | 317.00 | 53-A | 106 | 0 | 0 | 302 | 922 | 0 | 173 | 125 | 0 | 1079 | 0 | 2707 |
| 77 | RES | 414.02 | 80-B | 213 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 213 |
| 78 | RES | 420.01 | 73-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 63 |
| 79 | RES | 420.02 | 57-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 80 | RES | 420.02 | 74-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 81 | SCB | 422.01 | 25C | 1156 | 0 | 0 | 515 | 22597 | 0 | 0 | 0 | 0 | 1315 | 0 | 25583 |
| 82 | UNV | 305 | 19-B | 551 | 0 | 0 | 0 | 692 | 0 | 0 | 0 | 0 | 0 | 0 | 1243 |
| 83 | UNV | 422.02 | 23-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10739 | 0 | 10739 |
| 84 | UNV | 422.01 | 24-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | AG | AH | AI | AJ | AK | AL | AM | AN | AO | AP | AQ | AR | AS | AT | AU |
|-----|---------------------------------|----------|--------|------------|-------------|----------------|----------------|---------------|----------------|------------------|--------------|--------------|-----------------|---------------|--------|
| 1 | TYPICAL EMPLOYMENT AT BUILD-OUT | | | | | | | | | | | | | | |
| 2 | | EMP/ACRE | | 13 | 8 | 17 | 13 | 27 | 17 | 8 | 22 | 31 | 22 | 94 | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind. | 17. General Ind. | 18. Low Rise | 19. Mid-Rise | 24. Public Fac. | 26. Mixed Use | TOTAL |
| 85 | UNV | 422.01 | 24-B | 0 | 0 | 401 | 0 | 0 | 0 | 0 | 251 | 0 | 376 | 0 | 1027 |
| 86 | UNV | 422.01 | 25-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 87 | UNV | 422.02 | 23-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5291 | 0 | 5291 |
| 88 | UNV | 422.03 | 20-B | 2081 | 0 | 0 | 0 | 1421 | 446 | 0 | 63 | 0 | 2848 | 0 | 6859 |
| 89 | UNV | 422.04 | 22-D | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 459 |
| 90 | UNV | 422.04 | 85-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 91 | VIC | 306.00 | 17 | 124 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 2255 | 0 | 2441 |
| 92 | VIC | 312.00 | 16-B | 925 | 171 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 3976 | 0 | 5478 |
| 93 | W C | 420.01 | 58 | 178 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 178 |
| 94 | W C | 420.01 | 65-C | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95 | W C | 420.01 | 65-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 96 | W C | 420.01 | 72-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 531 | 0 | 531 |
| 97 | W C | 420.01 | 72-E | 195 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 195 |
| 98 | W C | 420.01 | 73-A | 961 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2192 | 0 | 3153 |
| 99 | W C | 420.01 | 73-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 100 | W C | 420.01 | 59-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 101 | WSG | 307.00 | 13-A | 219 | 0 | 0 | 0 | 0 | 0 | 0 | 156 | 0 | 2067 | 0 | 2441 |
| 102 | WSG | 308.00 | 9-A | 107 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 137 |
| 103 | | | | | | | | | | | | | | | |
| 104 | | | TOTALS | 27913 | 1666 | 8620 | 3459 | 116342 | 9195 | 7261 | 9689 | 6656 | 91644 | 11437 | 293881 |

| | AW | AX | AY | AZ | BA | BB | BC | BD | BE | BF | BG | BH | BI | BJ | BK |
|----|--------------------|--------|------|------------|-------------|----------------|----------------|---------------|----------------|-----------------|--------------|--------------|----------------|---------------|-------|
| 1 | MAXIMUM EMPLOYMENT | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind. | 17. General Ind | 18. Low Rise | 19. Mid-Rise | 24. Public Fac | 26. Mixed Use | TOTAL |
| 5 | AIR | 309 | 7 | 65 | 0 | 0 | 0 | 24790 | 2000 | 480 | 30 | 0 | 10238 | 0 | 37603 |
| 6 | AIR | 309 | 8-B | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 453 | 0 | 156 | 0 | 682 |
| 7 | AIR | 410 | 5 | 1130 | 0 | 0 | 0 | 1901 | 0 | 0 | 0 | 0 | 2475 | 0 | 5505 |
| 8 | ALH | 310 | 54-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | ALS | 409.00 | 35-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1620 | 0 | 1620 |
| 10 | ALS | 409.00 | 35-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 219 | 0 | 219 |
| 11 | ALS | 409.00 | 36-A | 0 | 0 | 0 | 0 | 2101 | 0 | 0 | 0 | 0 | 2505 | 0 | 4606 |
| 12 | ALS | 409.00 | 36-B | 871 | 0 | 0 | 0 | 4729 | 0 | 0 | 206 | 0 | 3766 | 0 | 9572 |
| 13 | ALS | 410.00 | 3-A | 199 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 267 | 0 | 466 |
| 14 | ALS | 411.00 | 4 | 223 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 469 | 0 | 692 |
| 15 | ALS | 411.00 | 6 | 795 | 0 | 0 | 0 | 0 | 0 | 1569 | 0 | 0 | 188 | 0 | 2552 |
| 16 | ALS | 412.00 | 38-A | 983 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 796 | 0 | 1779 |
| 17 | ALS | 413.00 | 37 | 249 | 21 | 0 | 0 | 0 | 0 | 0 | 125 | 0 | 1784 | 0 | 2179 |
| 18 | ALS | 414.01 | 39-A | 680 | 229 | 0 | 0 | 12635 | 0 | 0 | 0 | 0 | 0 | 0 | 13543 |
| 19 | ALS | 414.01 | 39-B | 4016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2158 | 0 | 6173 |
| 20 | ALS | 414.01 | 39-C | 439 | 0 | 0 | 0 | 0 | 0 | 0 | 251 | 0 | 673 | 0 | 1362 |
| 21 | ALS | 414.01 | 39-D | 448 | 0 | 0 | 0 | 0 | 0 | 0 | 657 | 193 | 564 | 0 | 1862 |
| 22 | ARL | 316.00 | 40-A | 1907 | 0 | 0 | 0 | 0 | 0 | 0 | 311 | 0 | 677 | 0 | 2895 |
| 23 | ARL | 316.00 | 40-B | 606 | 0 | 1536 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2142 |
| 24 | ARL | 317.00 | 52-A | 947 | 0 | 0 | 0 | 6866 | 0 | 0 | 0 | 0 | 501 | 0 | 8314 |
| 25 | ARL | 412.00 | 38-B | 556 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2974 | 0 | 3530 |
| 26 | ARH | 317 | 52-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 | ARH | 317 | 53-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | ARH | 414.01 | 39-E | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | ARH | 414.02 | 80-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | C C | 306.00 | 24-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 343 | 0 | 406 |
| 31 | C C | 422.01 | 77 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4038 | 0 | 4038 |
| 32 | C C | 422.01 | 24-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 438 | 0 | 438 |
| 33 | C C | 422.01 | 25-B | 945 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 438 | 0 | 1383 |
| 34 | C C | 422.01 | 54-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | CS | 422.01 | 25-D | 0 | 0 | 0 | 0 | 6764 | 0 | 0 | 0 | 0 | 0 | 0 | 6764 |
| 36 | CS | 425.01 | 64-A | 3537 | 0 | 1654 | 0 | 0 | 0 | 0 | 0 | 2187 | 0 | 0 | 7378 |
| 37 | C B | 312.00 | 16-A | 199 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 0 | 0 | 0 | 325 |
| 38 | C B | 313.00 | 44-C | 1419 | 0 | 0 | 208 | 0 | 0 | 324 | 0 | 0 | 0 | 0 | 1950 |
| 39 | C B | 313.00 | 53-C | 0 | 0 | 0 | 0 | 0 | 0 | 256 | 0 | 0 | 0 | 0 | 256 |
| 40 | DTN | 301 | 11-A | 399 | 416 | 575 | 0 | 2691 | 0 | 0 | 0 | 0 | 0 | 0 | 4081 |
| 41 | DTN | 302.00 | 10-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 251 | 0 | 251 |
| 42 | DTN | 302.00 | 10-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 234 | 0 | 640 |
| 43 | DTN | 303.00 | 12-A | 1379 | 256 | 2980 | 0 | 461 | 0 | 0 | 657 | 3396 | 3525 | 0 | 12654 |
| 44 | DTN | 303.00 | 12-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2906 | 689 | 0 | 3595 |

| | AW | AX | AY | AZ | BA | BB | BC | BD | BE | BF | BG | BH | BI | BJ | BK |
|----|--------------------|--------|------|------------|-------------|----------------|----------------|---------------|----------------|------------------|--------------|--------------|-----------------|---------------|-------|
| 1 | MAXIMUM EMPLOYMENT | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind. | 17. General Ind. | 18. Low Rise | 19. Mid-Rise | 24. Public Fac. | 26. Mixed Use | TOTAL |
| 45 | DTN | 303.00 | 13-B | 324 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1112 | 0 | 1435 |
| 46 | EST | 304.00 | 18 | 758 | 0 | 0 | 0 | 2331 | 0 | 865 | 0 | 0 | 374 | 22874 | 27202 |
| 47 | EST | 305.00 | 19-A | 572 | 128 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 541 | 0 | 1242 |
| 48 | . | | B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 49 | HIG | 422.04 | 22-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 | HIG | 423 | 21-B | 0 | 1749 | 0 | 0 | 0 | 0 | 379 | 0 | 0 | 251 | 0 | 2378 |
| 51 | HIG | 424 | 61-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52 | HIP | 305 | 19-D | 0 | 0 | 0 | 0 | 0 | 2084 | 0 | 0 | 0 | 0 | 0 | 2084 |
| 53 | HIP | 422.04 | 22-A | 0 | 0 | 0 | 0 | 8198 | 0 | 0 | 0 | 0 | 0 | 0 | 8198 |
| 54 | HIP | 422.03 | 20-A | 0 | 0 | 0 | 0 | 25142 | 3054 | 1839 | 0 | 0 | 0 | 0 | 30036 |
| 55 | M C | 308.00 | 9-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 406 |
| 56 | M C | 310.00 | 8-A | 423 | 0 | 0 | 0 | 0 | 0 | 0 | 578 | 0 | 735 | 0 | 1736 |
| 57 | M C | 311.00 | 14 | 1618 | 0 | 871 | 0 | 0 | 0 | 0 | 515 | 0 | 343 | 0 | 3348 |
| 58 | M C | 311.00 | 15 | 622 | 0 | 0 | 0 | 0 | 0 | 0 | 1657 | 0 | 125 | 0 | 2404 |
| 59 | M C | 314.01 | 44-D | 199 | 0 | 0 | 0 | 0 | 0 | 0 | 689 | 0 | 970 | 0 | 1858 |
| 60 | M C | 314.02 | 45-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 564 | 0 | 0 | 0 | 564 |
| 61 | M G | 420.01 | 59-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62 | M G | 420.01 | 72-D | 0 | 0 | 1477 | 0 | 9580 | 0 | 0 | 0 | 0 | 0 | 0 | 11057 |
| 63 | NIP | 301.00 | 11-C | 0 | 0 | 0 | 0 | 564 | 784 | 0 | 0 | 0 | 0 | 0 | 1348 |
| 64 | NIP | 305.00 | 19-C | 0 | 0 | 0 | 0 | 0 | 908 | 2608 | 0 | 0 | 0 | 0 | 3516 |
| 65 | NRT | 301.00 | 11-B | 199 | 43 | 1181 | 0 | 2306 | 3096 | 0 | 0 | 0 | 157 | 0 | 6981 |
| 66 | NRT | 302.00 | 10-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1190 | 0 | 1190 |
| 67 | NRT | 423.00 | 21-A | 0 | 149 | 0 | 1557 | 4868 | 0 | 0 | 0 | 0 | 282 | 0 | 6856 |
| 68 | O C | 420.01 | 59-C | 423 | 0 | 0 | 0 | 0 | 0 | 0 | 281 | 0 | 251 | 0 | 954 |
| 69 | O C | 420.01 | 72-A | 100 | 0 | 0 | 0 | 5021 | 2186 | 0 | 0 | 0 | 218 | 0 | 7526 |
| 70 | O C | 420.01 | 73-D | 174 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 376 | 0 | 549 |
| 71 | RAM | 313.00 | 44-B | 0 | 0 | 0 | 1318 | 0 | 0 | 540 | 0 | 0 | 844 | 0 | 2702 |
| 72 | RAM | 314.01 | 44-A | 211 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 211 |
| 73 | RAM | 314.02 | 45-B | 297 | 0 | 0 | 0 | 0 | 0 | 0 | 343 | 0 | 1768 | 0 | 2408 |
| 74 | RAM | 315.01 | 42 | 397 | 0 | 0 | 0 | 0 | 205 | 0 | 469 | 0 | 5725 | 0 | 6796 |
| 75 | RAM | 315.02 | 41 | 1056 | 0 | 0 | 0 | 0 | 264 | 0 | 248 | 0 | 824 | 0 | 2392 |
| 76 | RAM | 317.00 | 53-A | 148 | 0 | 0 | 352 | 1230 | 0 | 216 | 125 | 0 | 1079 | 0 | 3150 |
| 77 | RES | 414.02 | 80-B | 299 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 299 |
| 78 | RES | 420.01 | 73-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 63 |
| 79 | RES | 420.02 | 57-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 80 | RES | 420.02 | 74-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 81 | SCB | 422.01 | 25C | 1618 | 0 | 0 | 601 | 30129 | 0 | 0 | 0 | 0 | 1315 | 0 | 33664 |
| 82 | UNV | 305 | 19-B | 771 | 0 | 0 | 0 | 922 | 0 | 0 | 0 | 0 | 0 | 0 | 1694 |
| 83 | UNV | 422.02 | 23-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10739 | 0 | 10739 |
| 84 | UNV | 422.01 | 24-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | AW | AX | AY | AZ | BA | BB | BC | BD | BE | BF | BG | BH | BI | BJ | BK |
|-----|--------------------|--------|--------|------------|-------------|----------------|----------------|---------------|----------------|------------------|--------------|--------------|-----------------|---------------|--------|
| 1 | MAXIMUM EMPLOYMENT | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | |
| 4 | GPA | CT | TZ | 11. Retail | 12. Service | 13. Commercial | 14. Automotive | 15. Bus. Park | 16. Light Ind. | 17. General Ind. | 18. Low Rise | 19. Mid-Rise | 24. Public Fac. | 26. Mixed Use | TOTAL |
| 85 | UNV | 422.01 | 24-B | 0 | 0 | 501 | 0 | 0 | 0 | 0 | 251 | 0 | 376 | 0 | 1127 |
| 86 | UNV | 422.01 | 25-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 87 | UNV | 422.02 | 23-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5291 | 0 | 5291 |
| 88 | UNV | 422.03 | 20-B | 2913 | 0 | 0 | 0 | 1894 | 743 | 0 | 63 | 0 | 2848 | 0 | 8462 |
| 89 | UNV | 422.04 | 22-D | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 480 |
| 90 | UNV | 422.04 | 85-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 91 | VIC | 306.00 | 17 | 174 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 0 | 2255 | 0 | 2491 |
| 92 | VIC | 312.00 | 16-B | 1295 | 342 | 0 | 0 | 0 | 0 | 0 | 406 | 0 | 3976 | 0 | 6019 |
| 93 | W C | 420.01 | 58 | 249 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 249 |
| 94 | W C | 420.01 | 65-C | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| 95 | W C | 420.01 | 65-D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 96 | W C | 420.01 | 72-B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 531 | 0 | 531 |
| 97 | W C | 420.01 | 72-E | 273 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 273 |
| 98 | W C | 420.01 | 73-A | 1345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2192 | 0 | 3537 |
| 99 | W C | 420.01 | 73-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 100 | W C | 420.01 | 59-A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 101 | WSG | 307.00 | 13-A | 307 | 0 | 0 | 0 | 0 | 0 | 0 | 156 | 0 | 2067 | 0 | 2529 |
| 102 | WSG | 308.00 | 9-A | 149 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 180 |
| 103 | | | | | | | | | | | | | | | |
| 104 | | | TOTALS | 39078 | 3333 | 10775 | 4036 | 155122 | 15324 | 9076 | 9689 | 8682 | 91644 | 22874 | 369633 |

E-3 SCAG TRAFFIC ANALYSIS

RIVERSIDE GENERAL PLAN MODELING STUDY

JUNE 1991

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
3600 LIME STREET, SUITE 216
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RIVERSIDE GENERAL PLAN MODELING STUDY

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1. INTRODUCTION/SCOPE OF WORK

The purpose of this study was to supply existing and future traffic data and identify transportation deficiencies for the Circulation and Transportation Element of the City of Riverside General Plan Update (see Exhibit 1 for map of study area). The Riverside/San Bernardino Area Focus Model (referred to as the RIVSAN Focus Model) was used to model the traffic impacts of various land use and transportation system alternatives developed by the Riverside Citizens Advisory Committee and City staff. Maps, tables, and computer generated drawings were produced to illustrate the impacts of the land use alternatives on the transportation system.

2. STUDY APPROACH

The primary tool used for the study was the RIVSAN Focus Model. To use the model for this study additional zones and highway network were added to the Riverside City area. Socioeconomic data inputs for the model were supplied by the City of Riverside, its consultants, and the Southern California Association of Governments.

The model's replication of existing (1987) conditions was analyzed based on ground counts supplied by the City of Riverside and from the 1987 Caltrans highway count book. Model runs were completed for each of the four proposed future (Year 2010) land use alternatives and transportation system alternatives. Transportation system performance was evaluated using summary statistics from each of the model runs. Plots of 24-hour model volumes were prepared for each the four land use alternatives. Two 2010 PM peak period volume-to-capacity ratio plots have also been provided for the preferred land use alternative that was modeled on different network alternatives.

3. MODEL DESCRIPTION

The Riverside General Plan Model is an adaptation of the RIVSAN Focus Model. For this project, additional zonal and network detail were added to the study area (see Exhibit 2 for the RIVSAN Focus Model zone system). These refinements enhance the model's ability to forecast highway volumes at a finer level of detail.

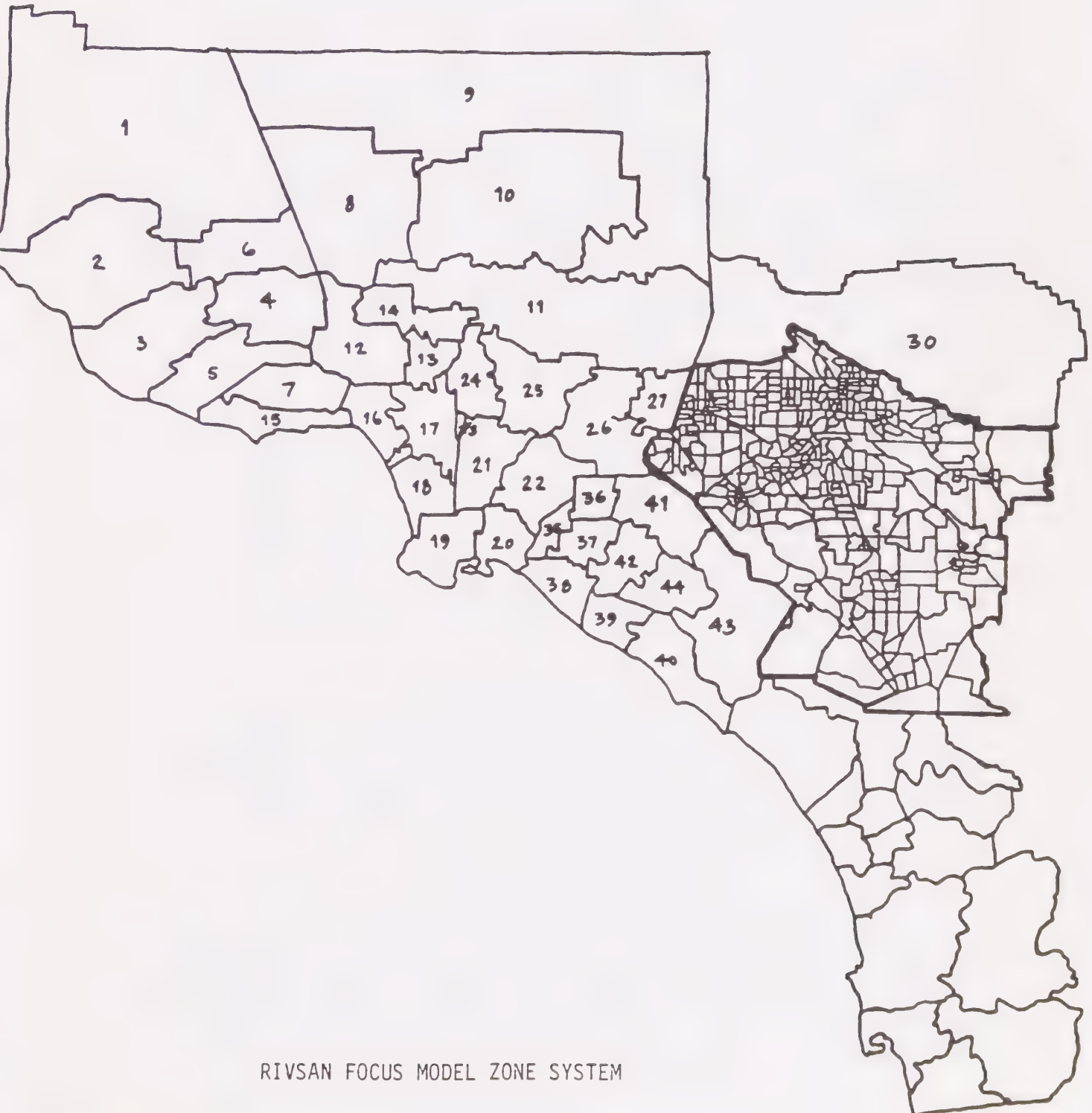
The general modeling procedures are similar to those used in SCAG's RIVSAN Focus Model. The framework for implementing the travel demand model for this study as with the RIVSAN Focus Model is the Urban Transportation Planning System (UTPS). This package of programs distributed jointly by the Urban Mass Transit Administration (UMTA) and the Federal Highway Administration (FHWA) is designed specifically for performing travel demand analysis.

EXHIBIT 1



THE STUDY AREA

EXHIBIT 2.



The model consists of the following major components:

- 1) Socioeconomic Data Development & Trip Generation
- 2) Highway Network Development
- 3) Trip Distribution
- 4) Modal Split
- 5) Traffic Assignment

The basic inter-relationships among these major components are shown in Exhibit 3 and are briefly described below.

Socioeconomic Data

The socioeconomic data (SED) developed for Riverside and San Bernardino Counties for 1987 (the base year) and Year 2010 (the forecast year) is consistent with the socioeconomic data developed for SCAG's Regional Transportation Model. This data is generally estimated based upon an analysis of population and employment trends and labor force characteristics. Specifically, census tract level SED for housing and population were estimated using data provided by county planning departments. Demolition and building permit records were utilized for the housing information needs. Census tract level household size estimates were used to develop population totals. Both housing and population were controlled to California State Department of Finance 1987 City Estimates.

Employment for 1987 was estimated using an employer site file maintained by the California State Employment Development Department. This employment summary was supplemented by two additional sources: an employment site file provided by Dun & Bradstreet and the U.S. Census Bureau's County Business Pattern zip code data file. Employment totals were controlled by major Standard Industrial Classification (SIC) divisions at the county level to reflect the State of California Employment Development Department 1987 Employment Public Reports.

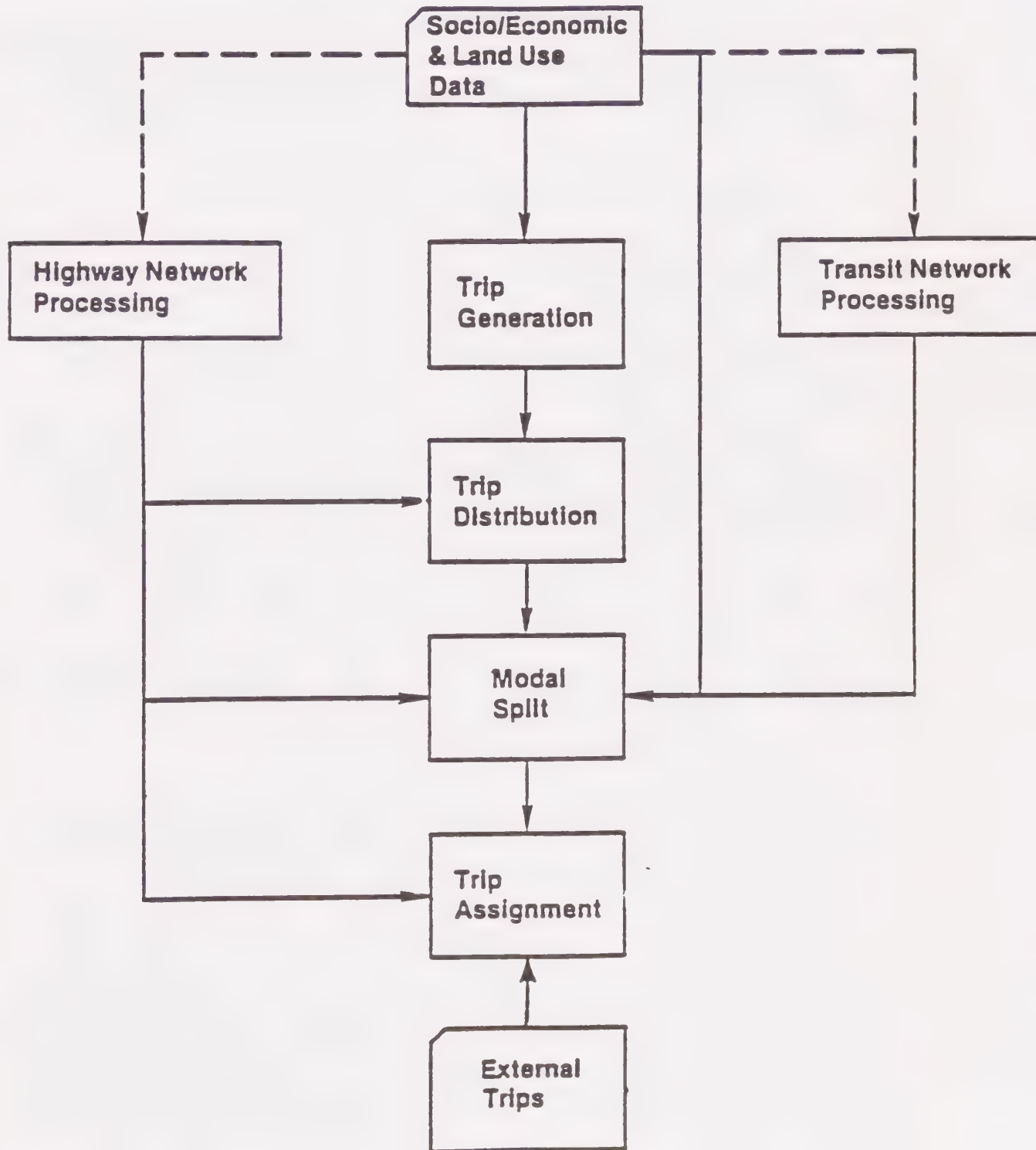
The census tract level 1987 estimates and Year 2010 forecasts were then disaggregated to the transportation analysis zone level (for modeling purposes) based upon the disaggregations that were utilized in the RIVSAN II Transportation Modeling Study. The final forecasts were controlled to SCAG's currently adopted Growth Management Plan subregional totals.

Trip Generation

Trip generation uses a series of cross-classification factors and regression equations with socioeconomic data as the independent variables to generate total person trip ends for each Transportation Analysis Zone (TAZ) in the model.

EXHIBIT 3

TRAVEL DEMAND MODEL FLOW CHART



Total person trip ends (referred to as productions and attractions) are generated for five trip purposes:

- 1) Home to Other
- 2) Other to Other
- 3) Other to work
- 4) Home to work
- 5) Home to Shop

The trip ends for the buffer zones and the macro zones (discussed later) are from SCAG's Regional Model. The trip ends for the macro zones in San Diego County are aggregates of data supplied by San Diego Association of Governments (SANDAG).

Highway Network Development & Processing

The highway networks establish the foundation of the modeling process. Travel times and impedances from the networks are used in the distribution, modal split, and assignment of trips. The base year network is developed for testing and validating the 1987 model. The 2010 network is used for developing future year traffic forecasts and testing highway alternatives.

In this study, the networks are refinements of the RIVSAN II Transportation Study highway networks. The 1987 network includes improvements to the RIVSAN II network that occurred between 1984 (the RIVSAN II base year) and 1987 (the base year for this study). Further network refinement in the study area consisted of adding more arterials and centroid access links to accommodate the refined zone system within the City of Riverside and its sphere of influence.

Three networks were developed for this study: (1) The 1987 base year for validation; (2) The 2010 forecast year; and (3) The 2010 Alternative network which omitted two links, the Adams Street extension and Overlook Parkway.

The highway system in the macro areas (discussed later) contain only freeways, and are accessed by centroid links from the macro zones. The freeway links were extracted from the SCAG and SANDAG regional transportation models.

Trip Distribution

The internal person trip ends are distributed using a gravity model for each trip purpose. The gravity model, derived from Newton's law of gravity, implies that the likelihood of making a trip between zones is directly proportional to the relative attraction of each of the zones and inversely proportional to some function of the spatial separation between zones.

Travel time factors, known as "friction" factors, express the effect that the spatial separation exerts on the probability of making a trip to any given zone. This separation is measured by total travel time between zones developed from the highway networks. The friction factors have been estimated based upon the 1967 and 1976 Origin & Destination Surveys and are the same as the ones used in SCAG's Regional Model.

The output of the gravity model gives zone-to-zone person trips within the modeling area for each of the five trip purposes listed previously. The trip tables for the five purposes are then combined to three purposes (home-to-work, other-to-work, and non-work) before the next step of the modeling process.

Modal Split

The mode split model allocates the internal person trips to various modes of travel (drive alone, shared ride, and transit).

For each trip a mode of travel is selected based on the highest probability of choices among the three modes. The probability value is determined based on the utility function, which is a combination of level-of-service data (vehicle run time, excess time, operating cost, fare cost etc.), for the three modes and the socioeconomic characteristics (median income, vehicle ownership, licensed driver, etc.) of the user. These are the same assumptions used in the SCAG Regional Model.

The model outputs eight trip tables in production/attraction matrix format and one transit fare matrix. The model also outputs two trip end summary reports for production trips and attraction trips.

Traffic Assignment

Before the highway vehicle trips are assigned to the highway network, the following steps were accomplished:

- o Split the total daily internal trips into three time periods: (1) A.M. Peak Period (6:30 - 8:30), (2) P.M. Peak Period (3:30 - 6:30), and (3) Off Peak Period (all other hours).
- o Convert the production/attraction trip tables generated in Modal Split to origin/destination trip tables.
- o Develop external vehicle trip tables (AM, PM, and Off Peak), from the regional vehicle trip tables.

The vehicle trips for each time period were assigned separately to the appropriate network (AM, PM or Off-peak) using an equilibrium assignment for the peak periods and a probabilistic multipath assignment (one iteration) for the off-peak period. Average Daily Traffic (ADT) volumes were obtained by adding the volumes for each time period. The volumes on each network are then plotted and reviewed for reasonableness.

4. ZONE STRUCTURE

One of the first steps in the Riverside General Plan modeling process was the development of the zone structure for the study area, based on the RIVSAN II Transportation Study. Transportation Analysis Zones (TAZ,s) represent geographic area that serve as the basis for analyzing existing and future traffic conditions. The ideal number of zones varies depending upon the goal of the study. With regards to this study, additional zones were needed in the study area to improve the model's ability to accurately forecast traffic volumes in a more localized geographical area.

The RIVGP TAZ system is a refinement of the RIVSAN Focus Model zone system. The study area originally consisted of approximately 50 RIVSAN Focus Model Transportation Analysis Zones (TAZ's). These 50 zones were disaggregated into 120 zones (see Exhibit 4). The boundaries of the additional TAZ's were developed jointly by Riverside City staff, Ogburn & Associates, and SCAG staff.

Given that the zone structure of the RIVSAN Focus Model is fixed at 518 zones (due to computer time and cost constraints) TAZ's outside of the study area were aggregated to make additional zones available for use within the study area. The RIVSAN Focus Model zone system was used for the area outside of the Riverside General Plan modeling area except in those areas where the RIVSAN zones were aggregated.

There are a total of 518 zones in the modeling area, which includes the zones in Riverside and San Bernardino counties, dummy zones, RSA 30 zones, buffer zones, macro zones, and the cordon zones. The buffer zones cover the areas adjacent to Riverside and San Bernardino counties and extend westward approximately 5 miles from the county lines.

The macro zones represent the western portion of the SCAG region (Los Angeles, Orange, and Ventura counties) and San Diego County to the south. The cordon zones represent trips external to the modeling area. The dummy zones provide additional zones. The zones in the Riverside General Plan Modeling study area are comprised of the Riverside County TAZ's, Dummy zones, aggregated zones from San Bernardino County, and aggregated zones within Riverside County.

The chart below compares the number of zones utilized in each area of the model:

| <u>ZONE</u> | <u>LOCATION</u> | RIVSAN ZONE SYSTEM | RIVGP ZONE SYSTEM |
|-------------|-----------------------------|--------------------------|-------------------------|
| 1 - 179 | San Bernardino County | 179 | 172 |
| 180 - 382 | Riverside County | 203 | 227 |
| 383 - 399 | Dummy zones | 17 | -0- |
| 400 - 410 | RSA 30 (S.B. County) | 11 | 11 |
| 411 - 457 | Buffer zones | 47 | 47 |
| 458 - 492 | Macro zones - SCAG region | 35 | 35 |
| 493 - 507 | Macro zones - SANDAG region | 15 | 15 |
| 508 - 518 | Cordon zones | 11 | 11 |

As can be seen from the chart above, the 17 Dummy zones that were not utilized in the RIVSAN II study were used in the Riverside General Plan study area. The chart also indicates that seven zones were moved from San Bernardino County to Riverside County and more specifically into the study area. The chart does not illustrate that TAZ's within Riverside County were also aggregated to make additional zones available for the study area.

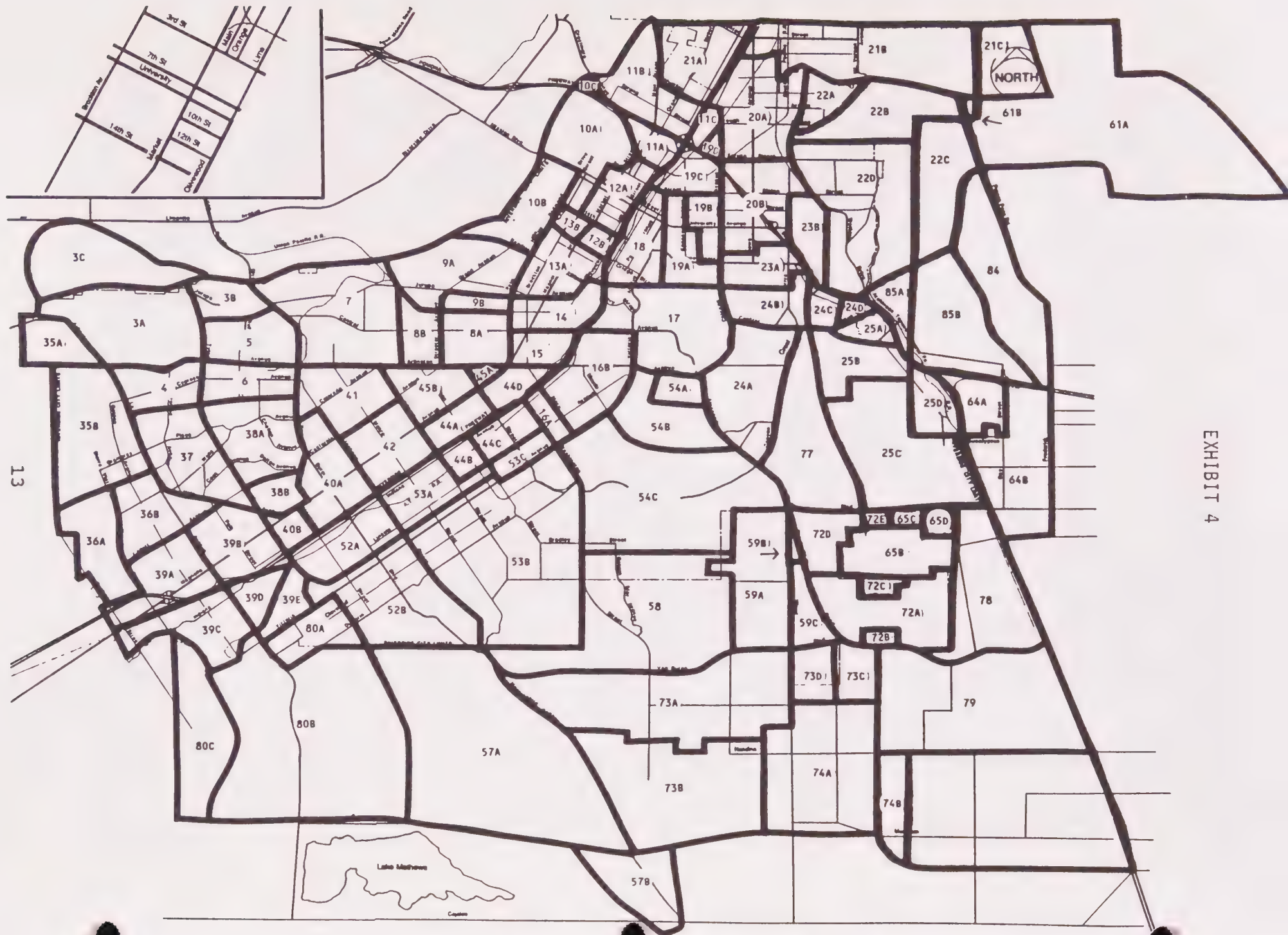
5. THE TRANSPORTATION NETWORKS

Another major task in the modeling process is developing the base and future transportation networks. The networks serve as the basis for developing travel times and impedances which are used in the distribution, modal split, and traffic assignment portions of the model.

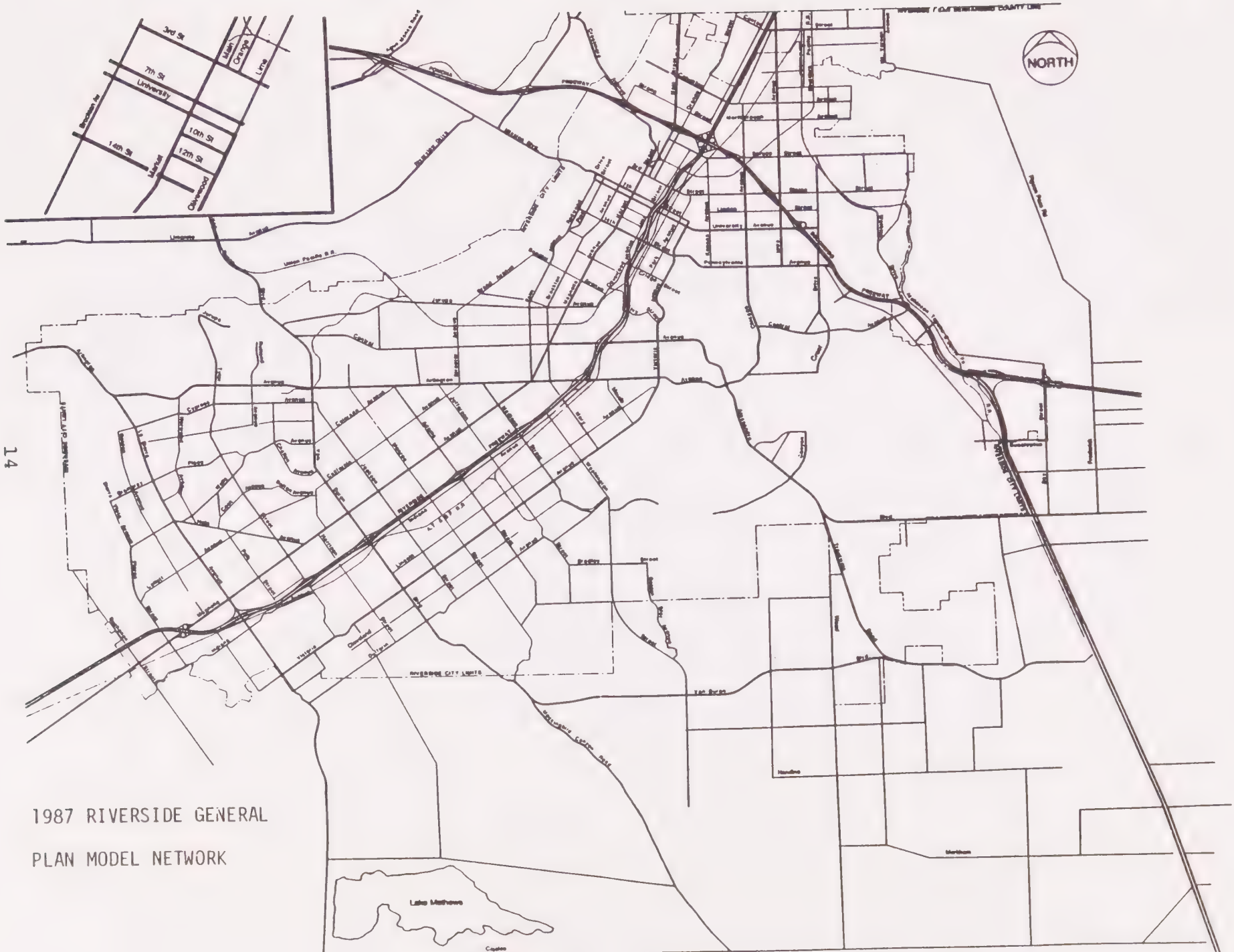
The Year 1987 and 2010 Riverside General Plan networks were created using the RIVSAN II highway networks as a starting point. Exhibit 5 illustrates the 1987 RIVGP network and Exhibit 6 illustrates the Year 2010 RIVGP network. The City of Riverside was responsible for reviewing and detailing the 1987 base highway network.

The Inland Empire SCAG staff completed the 2010 highway networks based upon the City's input. Two 2010 networks were developed for this study: the 2010 Base Network and the 2010 Alternative Network. The 2010 Alternative Network omits two links, the Adams Street extension and a portion of the Overlook Parkway in the southeastern part of the City.

Represented in the final networks are freeways, major arterials, primary arterials, and selected secondary streets. The system was developed to sufficiently serve the travel patterns of the City area and to complement the number and size of the zone system such that trips from each zone may be loaded "smoothly" across the network in a realistic manner.



RIVERSIDE GENERAL PLAN STUDY AREA ZONE SYSTEM



1987 RIVERSIDE GENERAL
PLAN MODEL NETWORK

2010 RIVERSIDE
GENERAL PLAN
MODEL NETWORK



The highway network is defined by a "node" and "link" computer file. A link represents a segment of roadway. A node typically represents a roadway intersection. The node file contains node coordinates needed for plotting. The link file contains node pairs identifying each link, along with data representing facility characteristics. The zone centroids are located at the center of zonal activity and are connected to the transportation network via centroid connectors.

The following are attributes found in the link file:

- 1) Distance - The actual distance of each roadway is assigned on a link by link basis to the link data file. For example if the distance on Van Buren Boulevard between Magnolia and State Route 91 is two miles then this is the distance that will be coded into the network link file.
- 2) Speeds - The speeds that are assigned to each link in the network are dependent upon the facility type and area type attributes assigned to the link. The model utilizes a series of look up tables that compare these two attributes and then assigns the appropriate speed. For example, a major road in a rural setting will be assigned a higher speed than a major road located in the central business district.
- 3) Facility Type - The following eight facility types are utilized in the RIVGP Model: (1) Freeways, (2) Major Arterials, (3) Minor Arterials, (4) Centroid Connectors, (5) Freeway Ramps, (6) Expressways, (7) Freeways outside of the RIVSAN area, and (8) Freeways in San Diego. The assignment of a particular facility type was based upon existing conditions for the 1987 network. Facility types for the 2010 network were generally based upon the General Plan designation, transportation studies, or planning documents that indicated specific future road improvements.
- 4) Area Type - The five area types utilized in the RIVGP model are:
 - (1) Central Business District (CBD)
 - (2) CBD fringe
 - (3) Residential/Urban
 - (4) Semi-rural/Suburban
 - (5) Rural

5) Number of
Lanes

- The number of lanes are coded by direction and were based upon the road system that existed in 1987 for the base year 1987 network. The number of lanes for the 2010 networks were based on the Riverside General Plan (for the study area) and input from the City. For those links outside the study area, the number of lanes was taken from the corresponding 1987 or 2010 RIVSAN II Highway Network.

6. SOCIOECONOMIC CHARACTERISTICS OF THE STUDY AREA

In transportation modeling, travel behavior and traffic demand are affected by the socioeconomic data variables. The socioeconomic characteristics of the study area and the surrounding areas are important determinants in estimating travel demand and projecting travel behavior.

The RIVGP socioeconomic data (SED) was developed for the base year 1987 and the forecast year 2010. The data consists of total population, single dwelling units, multiple dwelling units, group quarters, retail employment, total employment and median income (expressed in 1967 dollars).

The 1987 RIVGP SED was developed by SCAG using a database of land use acreages created by the City and its consultants for the study area. SCAG used the land use acreages (for the variables indicated above) to apportion out SCAG's 1987 census tract level socioeconomic data amongst the RIVGP TAZ's. The income variable for each TAZ in the RIVSAN Focus Model was applied to the RIVGP TAZ's (see Appendix A for 1987 SED in the study area).

Four 2010 SED alternatives (see Appendix B) based upon different scenarios of future land use were developed by the City and its consultants. The four land use alternatives included:

- A) Trends Alternative - This land use alternative served as the basis for controlling to SCAG's Growth Management Plan socioeconomic data totals. This scenario reflects a growth level consistent with adopted SCAG regional policy.
- B) Compact City Alternative - This land use alternative assumes higher intensity development in the existing urbanized areas of the City of Riverside. The result of this alternative is increased population and jobs within the study area.

- C) Natural Areas Emphasis Alternative - This alternative assumes the same amount of growth as the Compact City Alternative however, the growth is shifted to areas not yet developed e.g., agricultural areas.
- D) Quality City Alternative - This alternative was adopted as the preferred land use alternative. It was developed through the recommendations of the Citizens' Advisory Committee and City staff after reviewing the other land use alternatives.

SCAG's Growth Management Plan socioeconomic data was used for zones outside the focused study area. A table summarizing the socioeconomic differences between the different land use alternatives is illustrated below. The totals differ from the City of Riverside totals because this study includes Census Tract 421 which is not in the City's General Plan Study Area:

Table 1

SOCIOECONOMIC DIFFERENCES BETWEEN
LAND USE ALTERNATIVES IN THE STUDY AREA

| | POPULATION | TOTAL EMPLOYMENT |
|-------------------------|------------|---------------------|
| TRENDS ALTERNATIVE | 309,355 | 194,195 |
| COMPACT ALTERNATIVE | 316,406 | 205,828 |
| NATURAL AREAS ALTERNATE | 316,838 | 205,781 |
| QUALITY CITY ALTERNATE | 307,852 | 201,016 |

7. MODEL VALIDATION (1987 MODEL RUN)

To validate the Riverside General Plan Model, actual traffic counts from within the study area were compared to the 1987 model-generated traffic volumes. This process is completed to provide confidence in the ability of the model to replicate future traffic conditions.

Sixteen screenlines were developed as the means of comparing actual traffic counts to model generated traffic volumes (see Exhibit 7). The screenlines were used to capture the aggregated travel patterns along freeways and arterials in areas where adequate ground counts were available.

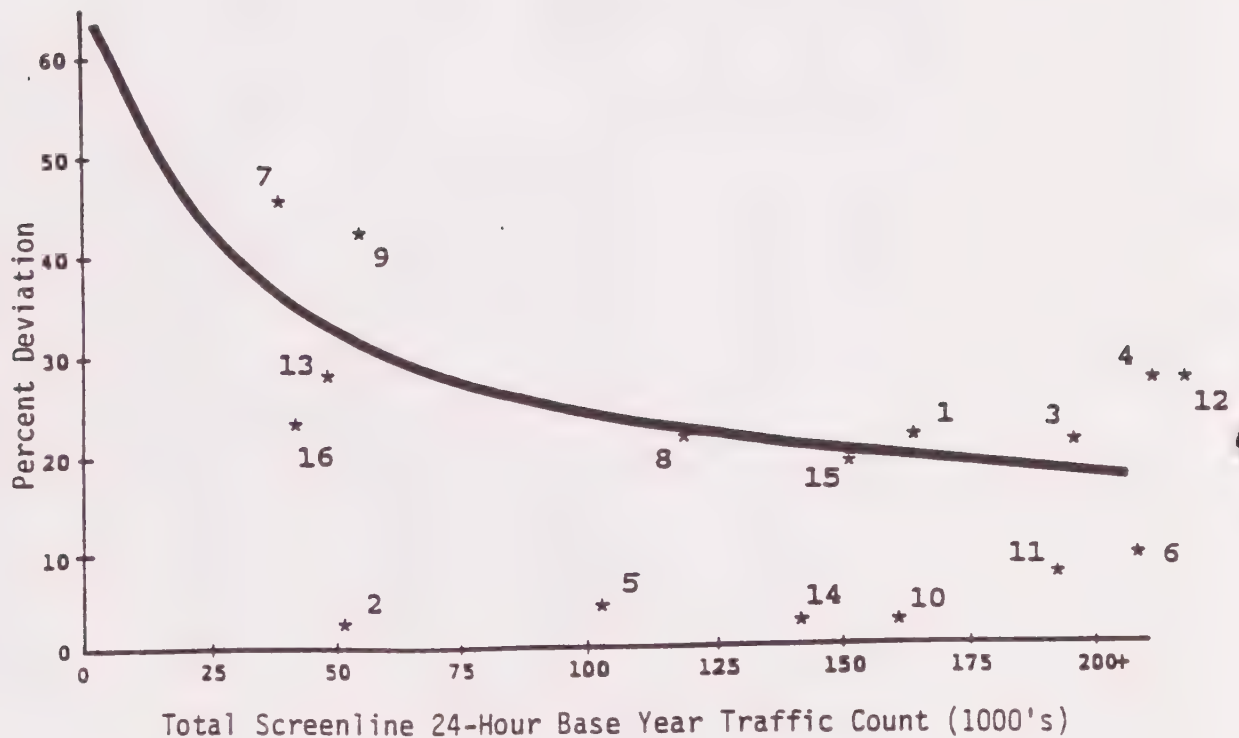


TABLE 2

MODEL VALIDATION: SCREENLINE COMPARISON OF
1987 GROUND COUNTS AND 1987 MODEL VOLUMES

| SCREEN- LINE # | 1987 MODEL VOLUMES (ADT) | 1987 GROUND COUNTS (ADT) | MODEL/ COUNT RATIO |
|-------------------|-----------------------------------|-----------------------------------|--------------------------|
| 1 | 123400 | 158800 | 78% |
| 2 | 49700 | 50100 | 99% |
| 3 | 151500 | 194900 | 78% |
| 4 | 159900 | 219200 | 73% |
| 5 | 98100 | 102200 | 96% |
| 6 | 189800 | 211400 | 90% |
| 7 | 19500 | 35800 | 54% |
| 8 | 93400 | 121900 | 77% |
| 9 | 31600 | 53600 | 59% |
| 10 | 161400 | 158600 | 102% |
| 11 | 175900 | 190600 | 92% |
| 12 | 184500 | 238200 | 77% |
| 13 | 35400 | 49200 | 72% |
| 14 | 145100 | 142300 | 102% |
| 15 | 120400 | 150000 | 80% |
| 16 | 39700 | 45200 | 88% |
| | ----- | ----- | |
| TOTAL | 1779300 | 2122000 | 84% |

EXHIBIT 7A
SCREENLINE EVALUATION



This graph provides an analysis that compares ground counts and the percentage deviation of model volumes to ground counts, to determine if the model assignment reasonably represents traffic flows. The curved line (the maximum desirable deviation) serves as a guide to evaluate screenlines. The screenlines are plotted on the graph to determine if they are within the acceptable range, below the curved line.

The maximum desirable deviation was developed based on the rationale that, the deviation would not be of such a significance that design difference for a highway would be greater than one lane. Higher percentage deviations are allowed for screenlines with low ground count volumes because the percentage difference would not severely affect the highway design decision. Large deviations at higher ground count levels will affect highway design considerations and therefore a smaller deviation is recommended to provide a measure of assurance in design decisions.

Source: Transportation Research Board, National Cooperative Highway Research Program Report 255

Analysis of the screenline results is based on the National Cooperative Highway Research Program Report (NCHRP) 255, which provides guidelines for evaluating screenlines. This analysis indicated that the RIVGP screenlines fall within an acceptable range (see Table 2). The NCHRP Report 255 provides a method that serves as a guideline for determining if screenlines deviate beyond a desirable level. The determination on whether a screenline is desirable is dependent upon its total screenline count and the percentage deviation of the model from the ground count. The larger the screenline ground count the smaller percentage deviation allowed and vice-versa. This threshold is referred to as the maximum desirable deviation (see Exhibit 7A).

In Table 4 the maximum desirable deviation is illustrated by the thick curved line. Most of the screenlines are well below the deviation line. Two of the six screenlines (#7 and #9) that fall above the deviation line are located outside the study area and therefore have little impact on the model's validity.

The four remaining Screenlines #1, #4, #3, and #12 illustrate the model's tendency to under estimate traffic counts. This same trend was found to be existent in the recently updated RIVSAN Regional Model when screenlines that measure similar traffic patterns are compared between the two models. For example, RIVGP screenlines #1, #3, and #4 underestimate ground counts by 22%, 27%, and 22% respectively. The corresponding new RIVSAN Regional Model N/S screenline #6 under estimates ground counts by 30%. The RIVGP model produced a better screenline replication which serves as an indication, that despite the model's tendency to under estimate traffic counts, the model is performing well.

Despite the model's underestimation of ground counts this did not undermine the model's ability to replicate traffic patterns in the study area. As indicated above most of the screenlines accounted for traffic movements in the study area. The model validation results, analyzed at the screenline level, showed that the model satisfactorily simulates actual travel conditions in the City of Riverside and can be used to accurately model 2010 traffic conditions.

It should be noted that it is almost never the case that unadjusted model volumes are used to analyze future traffic conditions and therefore an adjustment methodology (described in section 9.0) was applied to the 2010 model ADT's. This refinement is completed so that future traffic conditions will be more accurately reported.

8.0 TRAFFIC IMPACTS OF THE 2010 LAND USE ALTERNATIVES

Table 3 shows the transportation impact differences given the input of the four land use scenarios. In addition, Table 3 breaks down the traffic impact differences of each land use alternative for two different geographical areas referred to

as the "City Areas Only" and the "City and Sphere" areas. The "City Areas Only" includes statistics for roadways located within the city limits. The "City and Sphere" includes statistics for roadways located within the City and some adjacent areas. The designations "City Areas Only" and "City and Sphere" were taken from Ogburn & Associates' report entitled, "Analysis of Plan Alternatives."

Statistics are provided for six different variables, all of which are model generated. The average daily traffic (ADT) variable represents 24 hour daily traffic. The VMT variable represents vehicle miles traveled per day. The AM AVG SPEED (6 a.m. to 8 a.m.) and PM AVG SPEED (3 p.m. to 6 p.m.) variables show the average speed of vehicles traveling during their respective peak traveling period. The AM VMT-V/C>1 and the PM VMT-V/C>1 variables show the vehicle miles traveled on roadways that have a volume-to-capacity ratio greater than one per their respective peak period.

The comparison of model results between 1987 and Year 2010 indicate that the number of trips will increase. The average speed in both peak periods will be reduced and as a result the number of vehicle miles traveled with a volume-to-capacity ratio greater than one will increase significantly between 1987 and year 2010. Differences between the 1987 and Year 2010 revealed that trips within the study area will grow from 495,000 to approximately 800,000 trips. Accompanying this increase is an expected increase in the vehicle miles traveled (VMT) from 3.2 million to 7 million. The model also showed that the increase in trips and the increased miles of vehicle travel will mean a reduction in speed. The model showed a more pronounced reduction in the P.M. Peak Average speed which ranged between approximately 5 and 6 miles per hour.

In terms of the different land uses, an analysis of the roadway statistics indicates that there is not much overall difference between the land use scenarios. This is primarily attributable to the fact that the differences between the socioeconomic data sets, that represent the different land use scenarios, do not substantially vary. It is difficult for the model to capture the small nuances of each particular land use. However, given the different distribution of the socioeconomic data within the study area, projected travel demand does vary on arterials for each of the different land use alternatives. In general the model will provide some general indicators of what will happen with traffic patterns and traffic congestion in the study area.

The Quality City Alternative for both geographical areas indicates that a smaller number of trips will occur on the modeled network and that the average speeds in the peak periods will slightly increase. This analysis also indicates that there will be a slight increase (5%) in the number of vehicles miles traveled that will experience a V/C ratio

RIVERSIDE GENERAL PLAN UPDATE - ANALYSIS OF PLAN ALTERNATIVES

***** CITY AREA ONLY *****

| <u>ALTERNATIVES</u> | <u>ADT</u> | <u>VMT</u> | <u>AM AVG SPEED</u> | <u>PM AVG SPEED</u> | <u>AM VMT-V/C>1</u> | <u>PM VMT-V/C>1</u> |
|---------------------|------------|------------|---------------------|---------------------|------------------------|------------------------|
| BASE 1987 | 494890 | 3266002 | 44.4 | 41.3 | 35184 | 213089 |
| TREND 2010 | 796186 | 6740740 | 41.7 | 36.6 | 536081 | 1384147 |
| COMPACT 2010 | 847500 | 6871751 | 41.2 | 36.3 | 691956 | 1452560 |
| NATURAL 2010 | 811338 | 6807899 | 41.2 | 36.9 | 700484 | 1292489 |
| QUALITY BASE 2010 | 812783 | 7022301 | 41.7 | 35.7 | 758588 | 1843866 |
| QUALITY ALT. 2010 | 812783 | 7000683 | 42.0 | 36.5 | 786551 | 1837451 |

***** CITY AND SPHERE *****

| <u>ALTERNATIVES</u> | <u>ADT</u> | <u>VMT</u> | <u>AM AVG SPEED</u> | <u>PM AVG SPEED</u> | <u>AM VMT-V/C>1</u> | <u>PM VMT-V/C>1</u> |
|---------------------|------------|------------|---------------------|---------------------|------------------------|------------------------|
| BASE 1987 | 514477 | 3747700 | 44.4 | 41.7 | 43650 | 239392 |
| TREND 2010 | 799464 | 8540108 | 41.3 | 36.0 | 919276 | 2157994 |
| COMPACT 2010 | 898134 | 8628148 | 40.9 | 35.9 | 1133961 | 2175396 |
| NATURAL 2010 | 881332 | 8628749 | 40.8 | 36.3 | 1142167 | 2063279 |
| QUALITY BASE 2010 | 847648 | 8902310 | 41.2 | 35.7 | 1148417 | 2695318 |
| QUALITY ALT. 2010 | 847648 | 8885326 | 41.5 | 35.9 | 1173430 | 2701367 |

TABLE 3

greater than one. On the surface this may seem unlikely given that the ADT and the average speed for the Quality City Alternative was the lowest for each of the alternatives. However, this may be explained given the different distribution of socioeconomic data, utilized for this land use scenario, such that more trips may be added unto facilities that are already congested.

9.0 THE 2010 MODEL RUNS

Exhibits 8 through 11 show the adjusted 2010 ADT model volumes of the four land use alternatives. Exhibit 12 shows the adjusted 2010 ADT Quality City volumes with the alternative network. The methodology for adjusting the ADT's is described below:

ADJUSTED ADT =

$$(2010 \text{ MODEL VOLUME} - 1987 \text{ MODEL VOLUME}) + 1987 \text{ GROUND COUNT}$$

The post processing methodology is designed to calculate adjusted 2010 ADT's by: (1) determining the growth between the 1987 model and the 2010 model, and (2) applying this growth increment to the 1987 ground count. This is the same adjustment process used by both the RIVSAN II Model and the current RIVSAN Model Update.

Adjusted ADT plots have been provided for:

- Exhibit 8 - Trends Alternative
- Exhibit 9 - Compact City Alternative
- Exhibit 10 - Natural City Alternative
- Exhibit 11 - Quality City Base Alternative
- Exhibit 12 - Quality City Alternative

Traffic Impacts of the Year 2010 Alternative Networks

The purpose of the Quality City Model runs using both 2010 networks was to examine the traffic impact of the proposed Adams Street extension and the Overlook Parkway connection. When the Adams Street proposed extension was not included, the model indicated Fremont Avenue and Hillside Avenue would have the greatest impact. The model showed that the ADT would increase without the extension. Traffic volumes were slightly greater on Central Avenue east of Van Buren Boulevard and east of the Adams Street without the Adams extension. The model also indicated a slight increase of trips on Arlington Avenue between Hillside and Adams Avenue.

When Overlook Parkway was not included in the network, the model assigned fewer trips to Madison Avenue north of Dufferin Avenue. The model revealed that trips were diverted to other arterials in the area. Most of the trips shifted to

Washington Avenue. The model also showed a slight increase of daily trips on Alessandro Boulevard without the Overlook Connection.

10.0 DEFICIENCY ANALYSIS OF THE 2010 QUALITY CITY NETWORKS

The purpose of deficiency analysis is to determine if the transportation network (or specific roadways) will be able to carry increased traffic and at what level of congestion. To accomplish this analysis the concept Level of Service (LOS) has been developed. Simply stated LOS correlates traffic volumes and capacity to average travel speeds and subjective descriptions of traffic performance.

Table 4 provides an explanation of each Level of Service, as these are defined for use in the RIVSAN model. This table also shows the corresponding volume-to-capacity (V/C) ratio generated by the model. The volume-to-capacity ratio quantifies how well the highway network handles travel demand (see Table 4). It should be noted that model generated V/C ratios and LOS designations differ from those produced by the 1985 Highway Capacity Manual (HCM) method. The SCAG model and the HCM use different speed and capacity assumptions.

The volume-to-capacity ratios calculated from the model output utilized the speed and capacity assumptions listed below:

| <u>Facility Type</u> | <u>Speed Assumption</u> | <u>Capacity Assumption</u> |
|----------------------|-------------------------|----------------------------|
| Freeway | 60 MPH | 2000 vehicles/hour/lane |
| Major (4 lanes) | 35 MPH | 800 vehicles/hour/lane |
| Minor (2 lanes) | 30 MPH | 600 vehicles/hour/lane |

As a result, in the SCAG model the V/C ratio of 1.25 indicates a LOS "F" whereas using the Highway Capacity Manual method a V/C ratio of 1.00 is LOS "F".

Based upon the analysis of the 1987 volume-to-capacity in the P.M. peak period, traffic congestion greater than Model Level of Service "C" occurred in a few locations on 1987 RIVGP transportation network (this plot is not included in this report). Model LOS's greater than "C" were found on Alessandro Boulevard south of Chicago Avenue and on Trautwein Road south of Alessandro. The model also showed some congestion on Van Buren Boulevard between Limonite Avenue and Jurupa Avenue. Overall the model indicated that most of the RIVGP 1987 network was operating at LOS "C" or better.

Note: Levels of Service generated by the model can vary from observed levels of service. Model generated levels of service consider only the capacity of the roadway, where as, congestion in the real world is often the result of limited capacity at intersections.

V/C ratio plots are presented to illustrate the relative degree of congestion on the RIVGP Network. The V/C plots for

TABLE 4

Interpretation of Levels of Service for Freeways and Arterials

AS USED IN RIVSAN MODEL

| Level of Service * | V/C | Interpretation (During Peak Periods) |
|--------------------|-----------|---|
| "A" | < .= 0.75 | Excellent operation, relatively free flow, average speeds 30 mph (constrained only by roadway alignment and/or speed limits). |
| "B" | 0.76-0.88 | Very good operation, stable flow, slight delay at key intersections, average travel speed 25+ mph. |
| "C" | 0.89-1.00 | Good operation, stable flow, occasional delay and intervehicular conflicts at many intersections, average speed reduced to 20+ mph. |
| "D" | 1.01-1.13 | Fair operation, approaching unstable flow, delays at critical intersections as long as two or more signal cycles, average speed as low as 15 mph. |
| "E" | 1.14-1.25 | Poor operation, unstable flow, continuous backups occur on the approaches to critical intersections, traffic from minor cross streets has difficulty entering or crossing main traffic stream, average speed likely to be at or below 15 mph. |
| "F" | > 1.25 | Forced flow, vehicles backup from critical downstream signal through upstream signalized intersections. Stop and go conditions. Average speed less than 10 mph. |

* As defined in the National Academy of Sciences Highway Capacity Manual, 1965.

the 2010 Quality Base Network and the 2010 Quality Alternative Network showed an increase number of roadways with congestion beyond Model LOS "C" in the study area. Specifically, the Quality City Base V/C plot with roadways experiencing below Model LOS "C" included:

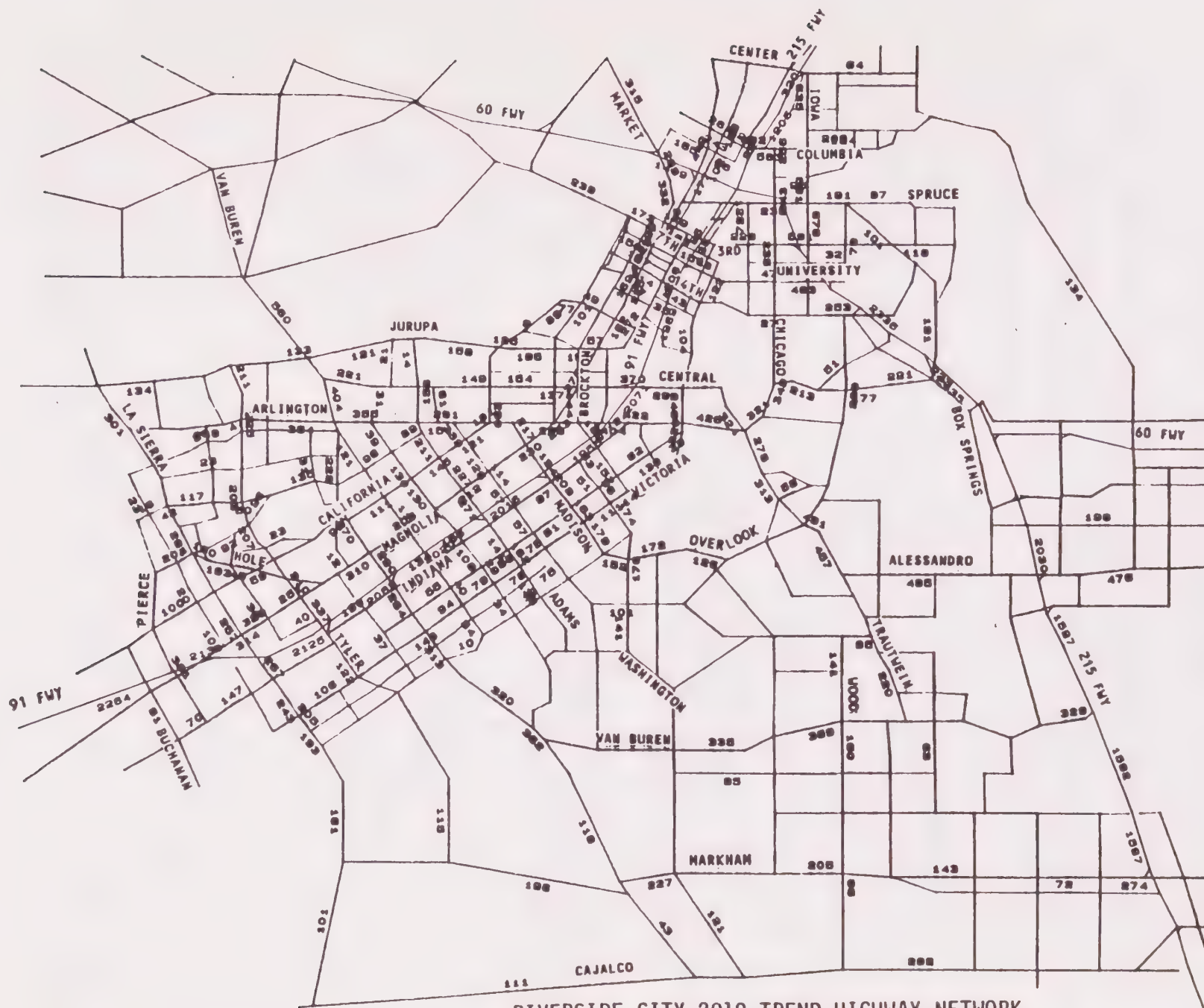
- o I-215 south of State Route 60 beyond Van Buren Boulevard.
- o State Route 60 west of State Route 91.
- o Van Buren Avenue east of Mockingbird Canyon Road to Avenue.
- o La Sierra south of State Route 91 to El Sobrante Road.
- o Adams Street south of Victoria Ave. continuing east onto Hermosa Road to Washington Avenue.
- o Bradley Street between Washington and Trautwein Avenue.

In the Quality City Alternative network, V/C plots showed congestion in the same locations as the Quality Base Alternative except in a few locations where the Model LOS was lower, indicating additional congestion. These locations are included below:

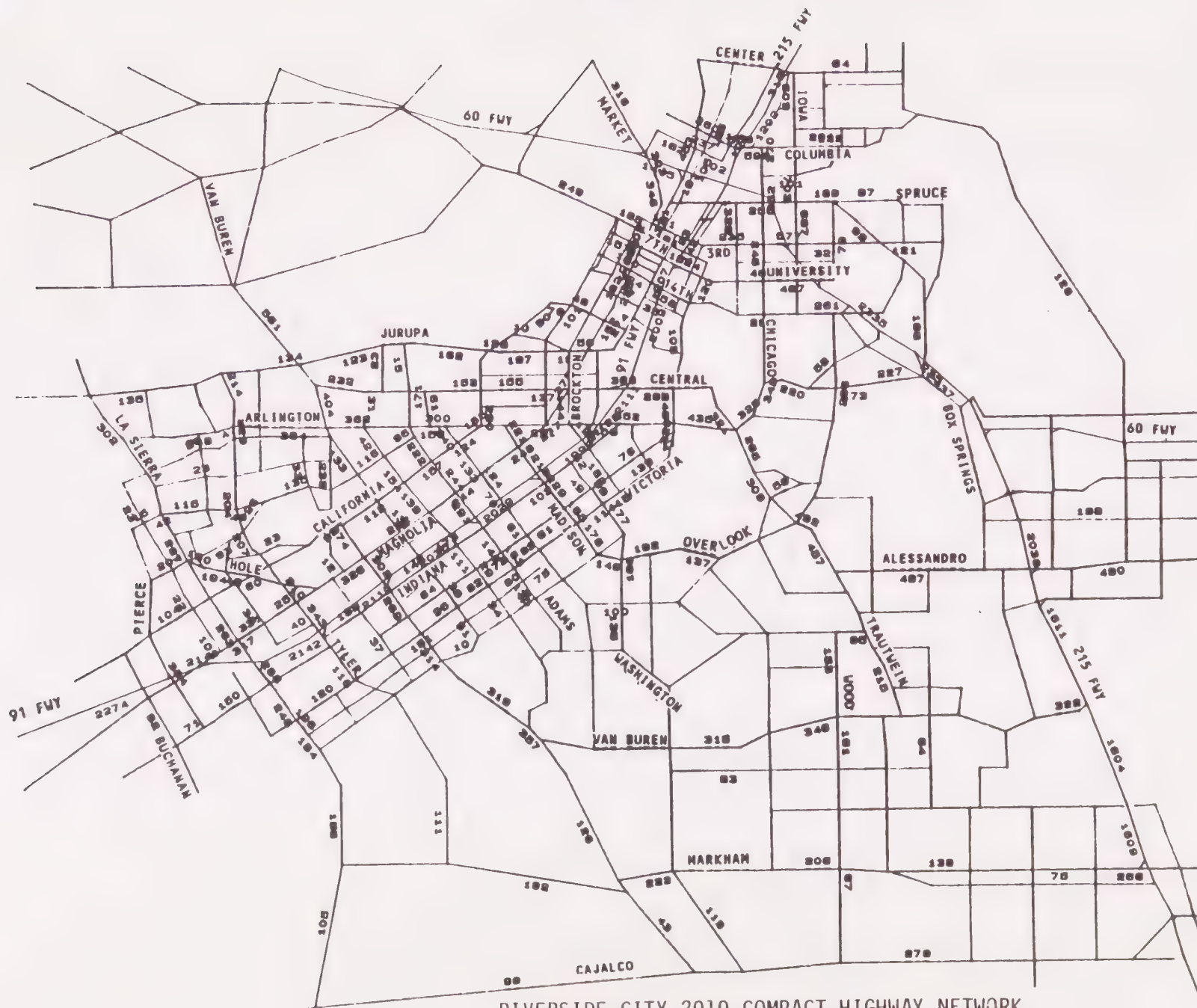
- o Hillside Avenue between Central Avenue and Arlington Avenue.
- o Washington Street south of Dufferin Avenue.
- o Bradley Street between Washington and Trautwein Avenue.
- o La Sierra south of State Route 91 to El Sobrante Road.
- o Van Buren Avenue east of Mockingbird Canyon Road to Chicago Avenue.

These reductions in V/C ratios were strongly attributable to exclusion of the Adams Street extension and the Overlook connection which themselves will probably experience traffic congestion problems.

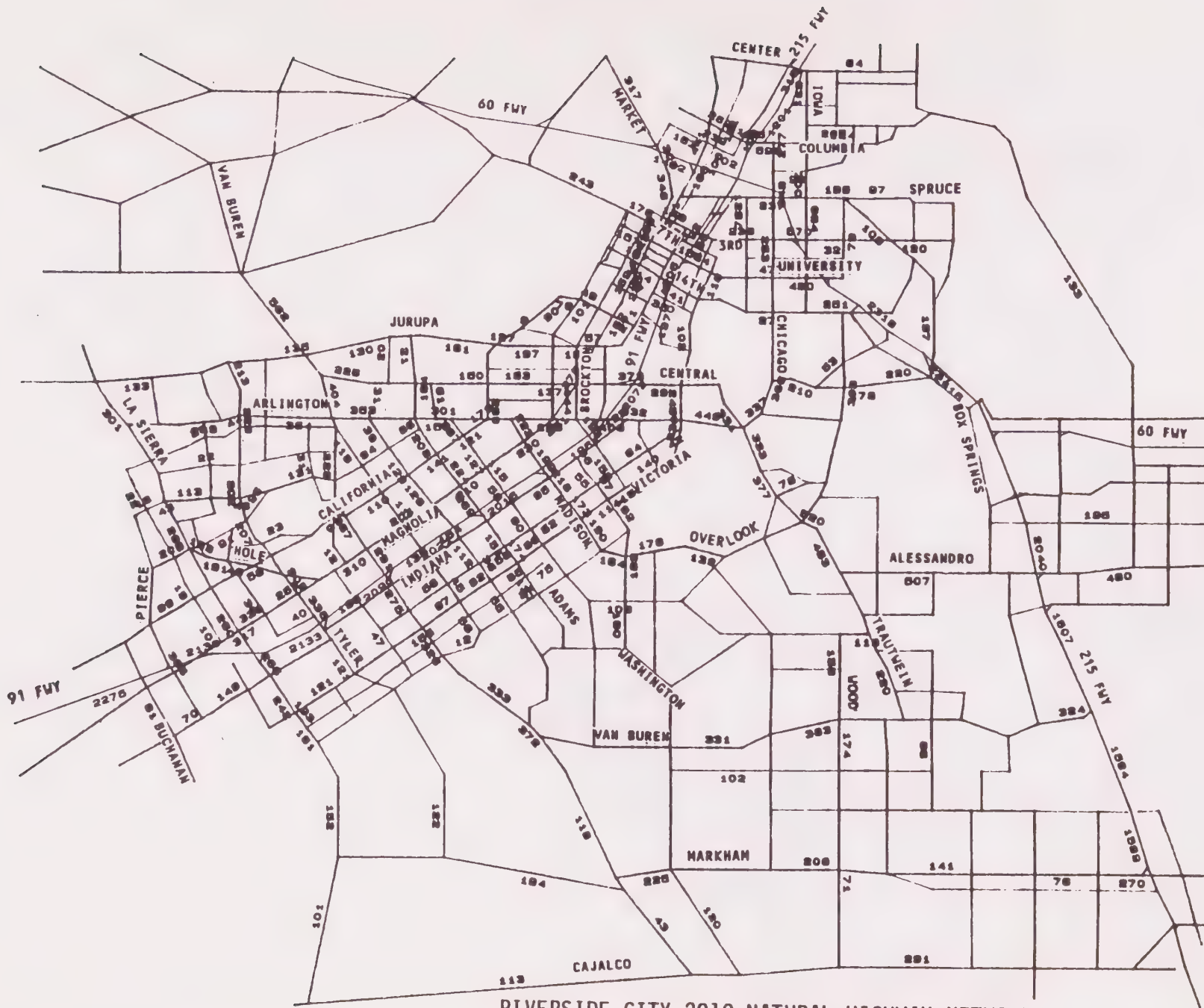
Overall the analysis of the V/C bandwidth plots showed that congestion is occurring on the freeways as expected. Although not represented on the V/C plots (Exhibits 13 & 14), Exhibit 11 shows that State Route 91, State Route 60, and I-215 all carry significant volumes and will experience congestion. Congestion also is evident on the major roads that provided access to the city from the southeast.



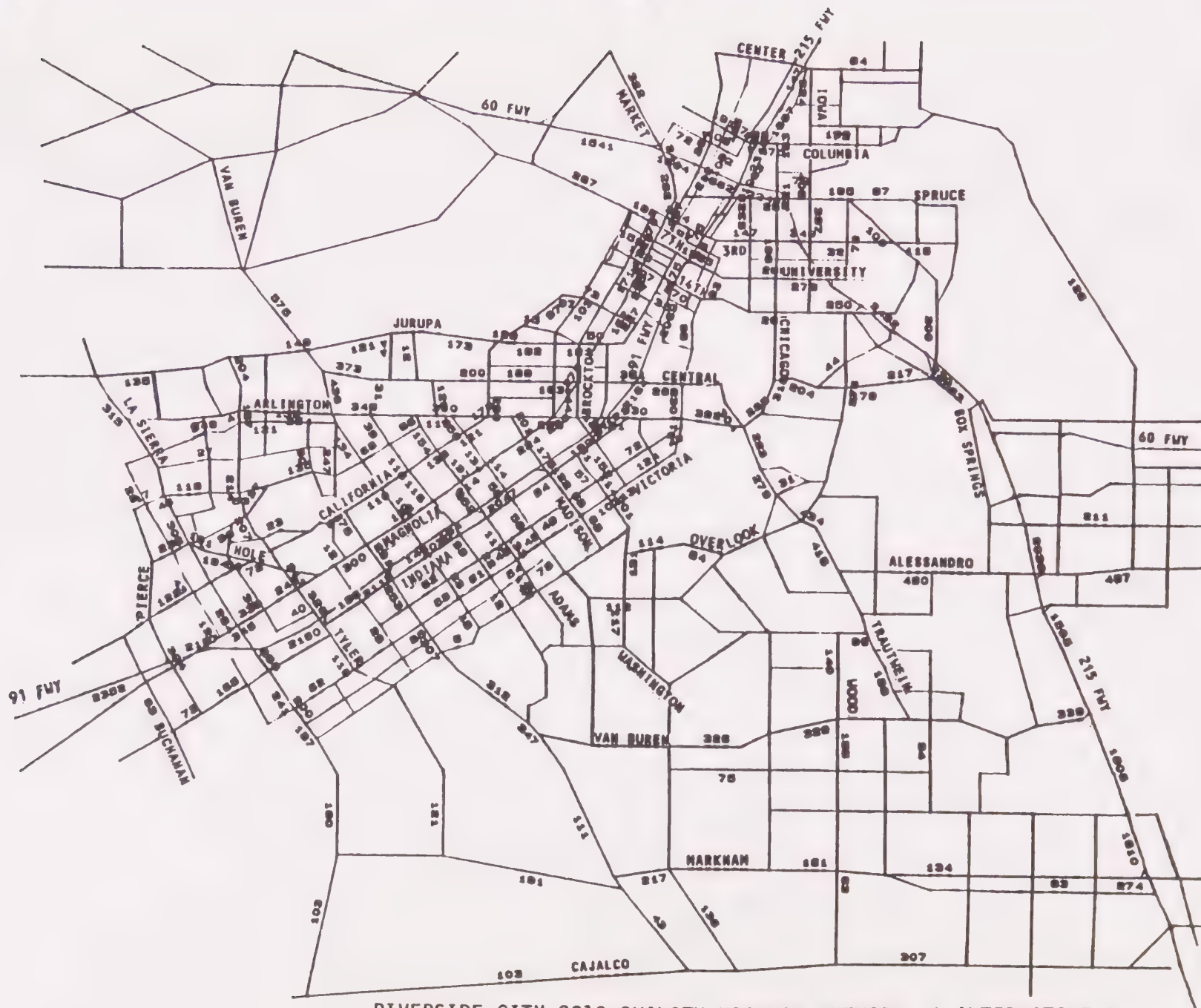
RIVERSIDE CITY 2010 TREND HIGHWAY NETWORK
ADJUSTED AVERAGE DAILY TRAFFIC VOLUMES
(IN HUNDREDS)



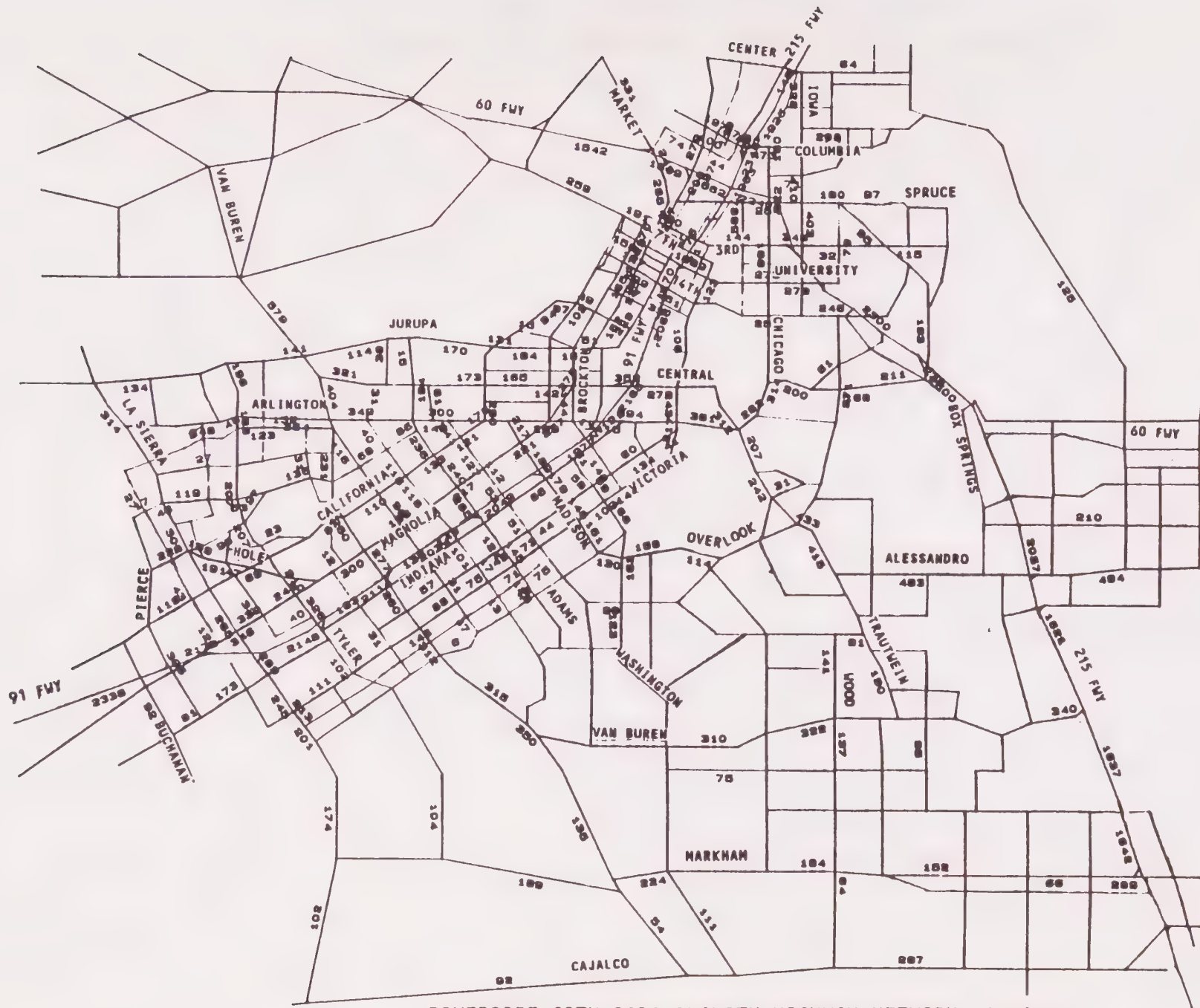
RIVERSIDE CITY 2010 COMPACT HIGHWAY NETWORK
 ADJUSTED AVERAGE DAILY TRAFFIC VOLUMES
 (IN HUNDREDS)



RIVERSIDE CITY 2010 NATURAL HIGHWAY NETWORK
 ADJUSTED AVERAGE DAILY TRAFFIC VOLUMES
 (IN HUNDREDS)



RIVERSIDE CITY 2010 QUALITY HIGHWAY NETWORK * ALTERNATIVE *
 ADJUSTED AVERAGE DAILY TRAFFIC VOLUMES
 (IN HUNDREDS)



RIVERSIDE CITY 2010 QUALITY HIGHWAY NETWORK * BASE *

ADJUSTED AVERAGE DAILY TRAFFIC VOLUMES

(IN HUNDREDS)



CITY OF RIVERSIDE QUALITY HIGHWAY NETWORK * BASE *
V/C RATIO



RIVERSIDE CITY 2010 QUALITY HIGHWAY NETWORK * ALT. *

V/C RATIO

APPENDICES

APPENDIX A

THE 1987 RIVERSIDE GENERAL PLAN TAZ SOCIOECONOMIC DATA FOR
THE STUDY AREA

Study Area 1987 Socio Economic Data by TAZ
Riverside General Plan Modeling Study

| TAZ | T_Pop | SFDU | MFDU | Ret_Emp | T_Emp |
|-----|-------|------|------|---------|-------|
| 10A | 1704 | 128 | 721 | 0 | 251 |
| 10B | 3139 | 1010 | 418 | 7 | 307 |
| 10C | 0 | 0 | 0 | 0 | 251 |
| 11A | 1126 | 279 | 144 | 60 | 380 |
| 11B | 3708 | 1059 | 317 | 34 | 671 |
| 11C | 551 | 200 | 0 | 4 | 18 |
| 12A | 2883 | 511 | 1190 | 715 | 7251 |
| 12B | 795 | 59 | 409 | 21 | 4403 |
| 13A | 5018 | 1662 | 595 | 20 | 2154 |
| 13B | 284 | 29 | 139 | 47 | 3589 |
| 14 | 2646 | 803 | 325 | 1354 | 4068 |
| 15 | 1754 | 566 | 181 | 487 | 3158 |
| 16A | 1156 | 396 | 0 | 30 | 96 |
| 16B | 5417 | 1535 | 326 | 608 | 2907 |
| 17 | 4150 | 1288 | 161 | 112 | 888 |
| 18 | 4858 | 1184 | 449 | 114 | 2886 |
| 19A | 2935 | 1041 | 134 | 191 | 1443 |
| 19B | 3993 | 401 | 1278 | 415 | 713 |
| 19C | 51 | 12 | 9 | 214 | 2900 |
| 19D | 5 | 2 | 0 | 49 | 530 |
| 20A | 224 | 110 | 0 | 91 | 5818 |
| 20B | 8076 | 520 | 3460 | 1439 | 3240 |
| 21A | 1948 | 577 | 345 | 33 | 814 |
| 21B | 2222 | 725 | 322 | 50 | 252 |
| 22A | 0 | 0 | 0 | 0 | 0 |
| 22B | 0 | 0 | 0 | 0 | 0 |
| 22D | 9305 | 2540 | 775 | 59 | 451 |
| 23A | 1629 | 65 | 210 | 0 | 0 |
| 23B | 0 | 0 | 0 | 15 | 4162 |
| 24A | 4755 | 1477 | 404 | 0 | 1058 |
| 24B | 2764 | 399 | 729 | 395 | 395 |
| 24C | 0 | 0 | 0 | 0 | 117 |
| 24D | 0 | 0 | 0 | 0 | 0 |
| 25A | 284 | 111 | 0 | 0 | 0 |
| 25B | 0 | 0 | 0 | 0 | 45 |
| 25C | 0 | 0 | 0 | 0 | 96 |
| 25D | 0 | 0 | 0 | 0 | 607 |
| 35A | 304 | 97 | 0 | 0 | 598 |
| 35B | 5722 | 1800 | 21 | 1 | 206 |
| 36A | 2247 | 386 | 373 | 4 | 1060 |
| 36B | 3293 | 762 | 325 | 58 | 1889 |
| 37 | 5150 | 1345 | 298 | 129 | 562 |
| 38A | 7319 | 1946 | 266 | 24 | 716 |
| 38B | 1625 | 444 | 48 | 39 | 1489 |
| 39A | 4372 | 1011 | 531 | 384 | 1468 |
| 39B | 4583 | 998 | 618 | 2014 | 2951 |
| 39C | 6564 | 2036 | 279 | 167 | 323 |
| 39D | 2306 | 759 | 54 | 13 | 260 |
| 39E | 1021 | 360 | 0 | 0 | 0 |
| 3A | 3049 | 909 | 8 | 130 | 1028 |
| 4 | 2588 | 691 | 94 | 15 | 166 |
| 40A | 6419 | 1436 | 1073 | 761 | 1593 |
| 40B | 767 | 164 | 136 | 1314 | 1350 |

Study Area 1987 Socio Economic Data by TAZ
Riverside General Plan Modeling Study

| TAZ | T_Pop | SFDU | MFDU | Ret_Emp | T_Emp |
|-------|--------|-------|-------|---------|-------|
| 41 | 6720 | 1778 | 398 | 616 | 2226 |
| 42 | 5446 | 1088 | 876 | 337 | 3107 |
| 44A | 3785 | 965 | 624 | 72 | 293 |
| 44B | 23 | 6 | 0 | 902 | 1427 |
| 44C | 2478 | 539 | 137 | 468 | 1426 |
| 44D | 1838 | 522 | 250 | 72 | 1070 |
| 45A | 566 | 131 | 98 | 18 | 98 |
| 45B | 4516 | 1283 | 544 | 279 | 902 |
| 5 | 5729 | 1338 | 396 | 195 | 4476 |
| 52A | 3836 | 1184 | 0 | 247 | 1857 |
| 52B | 778 | 240 | 0 | 0 | 119 |
| 53A | 4364 | 836 | 492 | 141 | 1278 |
| 53B | 1597 | 433 | 57 | 0 | 15 |
| 53C | 1225 | 193 | 178 | 0 | 122 |
| 54A | 938 | 280 | 49 | 0 | 0 |
| 54B | 723 | 196 | 62 | 0 | 0 |
| 54C | 2602 | 740 | 179 | 0 | 0 |
| 57A | 1593 | 729 | 0 | 1 | 75 |
| 58 | 1011 | 417 | 3 | 57 | 140 |
| 59A | 549 | 219 | 9 | 24 | 315 |
| 59B | 0 | 0 | 0 | 0 | 0 |
| 59C | 0 | 0 | 0 | 0 | 0 |
| 6 | 3852 | 630 | 522 | 108 | 854 |
| 61B | 0 | 0 | 0 | 0 | 0 |
| 64A | 0 | 0 | 0 | 0 | 0 |
| 65C | 90 | 38 | 0 | 0 | 0 |
| 65D | 0 | 0 | 0 | 0 | 0 |
| 7 | 3232 | 939 | 36 | 492 | 5063 |
| 72A | 1888 | 785 | 0 | 0 | 0 |
| 72B | 0 | 0 | 0 | 0 | 0 |
| 72D | 0 | 0 | 0 | 31 | 74 |
| 72E | 203 | 24 | 57 | 0 | 0 |
| 73A | 619 | 237 | 19 | 64 | 627 |
| 73B | 767 | 169 | 142 | 0 | 17 |
| 73C | 0 | 0 | 0 | 0 | 0 |
| 73D | 1176 | 489 | 0 | 0 | 0 |
| 74A | 525 | 232 | 8 | 2 | 2 |
| 77 | 3824 | 814 | 727 | 0 | 139 |
| 80A | 261 | 76 | 31 | 0 | 0 |
| 80B | 1609 | 658 | 0 | 20 | 865 |
| 80C | 0 | 0 | 0 | 0 | 0 |
| 85A | 17 | 6 | 0 | 0 | 0 |
| 8A | 5078 | 1410 | 487 | 90 | 677 |
| 8B | 3101 | 923 | 234 | 18 | 142 |
| 9A | 4219 | 1323 | 318 | 115 | 115 |
| TOTAL | 217103 | 56187 | 24244 | 15986 | 99383 |

APPENDIX B

THE 2010 RIVERSIDE GENERAL PLAN TRACT LEVEL
SOCIOECONOMIC DATA

Study Area 2010 Socio Economic Data by TAZ
Riverside General Plan Modeling Study

| TAZ | Total Population | | | | Total Employment | | | |
|-----|------------------|-------|--------|---------|------------------|-------|--------|---------|
| | Trend | Natrl | Compct | Quality | Trend | Natrl | Compct | Quality |
| 10A | 1278 | 1280 | 1278 | 1510 | 302 | 313 | 305 | 169 |
| 10B | 3486 | 3484 | 4670 | 5601 | 362 | 361 | 367 | 480 |
| 10C | 0 | 0 | 0 | 0 | 288 | 288 | 288 | 803 |
| 11A | 1333 | 1348 | 1764 | 3801 | 488 | 516 | 555 | 2228 |
| 11B | 7927 | 6914 | 6786 | 5309 | 1624 | 1508 | 1562 | 3275 |
| 11C | 1123 | 1053 | 996 | 841 | 50 | 52 | 45 | 603 |
| 12A | 2461 | 2392 | 3285 | 12643 | 9158 | 9082 | 9312 | 7174 |
| 12B | 575 | 575 | 575 | 286 | 5063 | 5063 | 5063 | 1969 |
| 13A | 5776 | 5761 | 5780 | 5651 | 2495 | 2493 | 2498 | 1648 |
| 13B | 217 | 216 | 218 | 261 | 4169 | 4165 | 4176 | 906 |
| 14 | 3217 | 3209 | 3214 | 3415 | 4710 | 4708 | 4710 | 1830 |
| 15 | 2115 | 2115 | 2115 | 2158 | 3631 | 3631 | 3631 | 1670 |
| 16A | 1212 | 1209 | 1218 | 1105 | 112 | 112 | 113 | 181 |
| 16B | 5715 | 5678 | 7433 | 5347 | 3456 | 3449 | 3532 | 4108 |
| 17 | 7386 | 7269 | 6998 | 8691 | 1226 | 1213 | 1132 | 1648 |
| 18 | 4273 | 4230 | 5481 | 5589 | 3544 | 3556 | 3586 | 11095 |
| 19A | 3347 | 3288 | 4517 | 3422 | 1004 | 1018 | 1177 | 761 |
| 19B | 3992 | 3963 | 4582 | 4722 | 1051 | 1055 | 1065 | 839 |
| 19C | 58 | 57 | 73 | 0 | 4624 | 4659 | 4746 | 1776 |
| 19D | 27 | 25 | 42 | 0 | 883 | 892 | 903 | 844 |
| 20A | 295 | 283 | 320 | 22 | 13303 | 13667 | 14135 | 14958 |
| 20B | 9923 | 9833 | 11041 | 13472 | 4327 | 4362 | 4444 | 4630 |
| 21A | 3071 | 3015 | 2981 | 3400 | 1709 | 1795 | 1906 | 3606 |
| 21B | 9286 | 7475 | 3806 | 3640 | 4239 | 3725 | 1859 | 964 |
| 22A | 1750 | 1622 | 1544 | 0 | 6609 | 6971 | 7436 | 4150 |
| 22B | 2783 | 2578 | 613 | 535 | 149 | 157 | 167 | 0 |
| 22D | 5882 | 5869 | 5887 | 6486 | 950 | 983 | 1065 | 310 |
| 23A | 0 | 0 | 0 | 0 | 0 | 2157 | 0 | 3571 |
| 23B | 0 | 0 | 0 | 37 | 3860 | 3860 | 3860 | 7249 |
| 24A | 9196 | 9095 | 9034 | 7425 | 853 | 884 | 923 | 274 |
| 24B | 5771 | 5524 | 7814 | 6338 | 572 | 586 | 753 | 693 |
| 24C | 99 | 92 | 88 | 0 | 394 | 399 | 406 | 296 |
| 24D | 169 | 9 | 45 | 5 | 0 | 0 | 0 | 0 |
| 25A | 490 | 490 | 490 | 660 | 0 | 0 | 0 | 0 |
| 25B | 915 | 847 | 1029 | 2844 | 113 | 113 | 113 | 751 |
| 25C | 0 | 0 | 0 | 947 | 11975 | 12617 | 13442 | 17269 |
| 25D | 0 | 0 | 0 | 0 | 2324 | 2368 | 2475 | 3424 |
| 35A | 347 | 344 | 342 | 867 | 1262 | 1293 | 1333 | 1094 |
| 35B | 6232 | 6194 | 6170 | 6714 | 351 | 358 | 366 | 148 |
| 36A | 3180 | 3168 | 3161 | 4084 | 1639 | 1661 | 1691 | 2754 |
| 36B | 4791 | 4730 | 5448 | 4224 | 3112 | 3164 | 3230 | 5495 |
| 37 | 5766 | 5318 | 5641 | 6779 | 883 | 822 | 913 | 1573 |
| 38A | 7628 | 7081 | 6616 | 7030 | 1167 | 1079 | 999 | 1011 |
| 38B | 1659 | 1613 | 1614 | 1578 | 2031 | 2031 | 2027 | 2275 |
| 39A | 7414 | 7278 | 7196 | 6684 | 2799 | 2856 | 2929 | 6801 |
| 39B | 6533 | 6576 | 6482 | 7394 | 3731 | 3832 | 3785 | 3393 |
| 39C | 7751 | 7631 | 7560 | 7289 | 498 | 504 | 512 | 927 |
| 39D | 4096 | 3940 | 3549 | 2312 | 685 | 705 | 1214 | 1140 |
| 39E | 783 | 817 | 945 | 447 | 0 | 0 | 0 | 0 |
| 3A | 2903 | 4471 | 2835 | 2202 | 1299 | 1430 | 1314 | 276 |
| 4 | 2018 | 1997 | 1985 | 2578 | 261 | 265 | 270 | 424 |

Study Area 2010 Socio Economic Data by TAZ
Riverside General Plan Modeling Study

| TAZ | Total Population | | | | Total Employment | | | |
|-------|------------------|--------|--------|---------|------------------|--------|--------|---------|
| | Trend | Natrl | Compct | Quality | Trend | Natrl | Compct | Quality |
| 40A | 7007 | 6772 | 8885 | 7840 | 2059 | 2026 | 2102 | 1586 |
| 40B | 755 | 752 | 977 | 825 | 1588 | 1588 | 1594 | 1121 |
| 41 | 7191 | 7146 | 9051 | 5828 | 2613 | 2610 | 2649 | 1340 |
| 42 | 5989 | 5973 | 7123 | 6100 | 3650 | 3645 | 3665 | 4455 |
| 44A | 4178 | 4159 | 5166 | 4702 | 290 | 290 | 295 | 113 |
| 44B | 28 | 26 | 40 | 0 | 1997 | 1969 | 2079 | 1624 |
| 44C | 2020 | 1974 | 2498 | 2319 | 1882 | 1900 | 2541 | 979 |
| 44D | 2041 | 2032 | 2625 | 2119 | 1308 | 1307 | 1325 | 1351 |
| 45A | 674 | 674 | 674 | 726 | 116 | 116 | 116 | 380 |
| 45B | 5264 | 5256 | 6462 | 5057 | 1041 | 1039 | 1042 | 1568 |
| 5 | 6936 | 6866 | 7257 | 7299 | 5813 | 5849 | 6202 | 3177 |
| 52A | 4504 | 4395 | 4554 | 4134 | 2658 | 2658 | 3535 | 4271 |
| 52B | 969 | 1531 | 944 | 564 | 438 | 767 | 475 | 0 |
| 53A | 4457 | 4399 | 5586 | 4332 | 1670 | 1661 | 1989 | 2030 |
| 53B | 2095 | 3615 | 2029 | 1291 | 227 | 460 | 253 | 0 |
| 53C | 1212 | 1318 | 1806 | 745 | 192 | 219 | 286 | 138 |
| 54A | 1774 | 1883 | 1867 | 773 | 37 | 55 | 58 | 0 |
| 54B | 2117 | 2053 | 2015 | 2335 | 79 | 84 | 89 | 0 |
| 54C | 8642 | 14120 | 8153 | 5456 | 2325 | 3801 | 2616 | 0 |
| 57A | 2265 | 2226 | 2202 | 3130 | 3567 | 3749 | 3984 | 0 |
| 58 | 2905 | 4971 | 2840 | 2475 | 740 | 2065 | 832 | 120 |
| 59A | 2011 | 1957 | 1925 | 2242 | 740 | 781 | 833 | 0 |
| 59B | 1127 | 1044 | 994 | 874 | 0 | 0 | 0 | 0 |
| 59C | 3747 | 3471 | 3306 | 3239 | 200 | 211 | 225 | 562 |
| 6 | 4265 | 4247 | 4903 | 3210 | 1240 | 1254 | 1272 | 1357 |
| 61B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64A | 0 | 0 | 0 | 0 | 6147 | 6483 | 7299 | 3730 |
| 65C | 212 | 212 | 212 | 236 | 0 | 0 | 0 | 12 |
| 65D | 357 | 331 | 315 | 100 | 506 | 533 | 569 | 0 |
| 7 | 4428 | 4295 | 4920 | 2490 | 12192 | 12552 | 13014 | 20598 |
| 72A | 12092 | 11505 | 11153 | 11985 | 189 | 199 | 212 | 3623 |
| 72B | 779 | 721 | 687 | 0 | 0 | 0 | 0 | 359 |
| 72D | 1319 | 1222 | 1163 | 4522 | 7054 | 7440 | 7936 | 5647 |
| 72E | 486 | 486 | 486 | 391 | 0 | 0 | 0 | 132 |
| 73A | 3060 | 7448 | 2869 | 1293 | 1648 | 3818 | 1853 | 2128 |
| 73B | 3620 | 3490 | 3412 | 629 | 3078 | 3247 | 3463 | 42 |
| 73C | 71 | 262 | 62 | 0 | 0 | 0 | 0 | 0 |
| 73D | 3043 | 3008 | 2987 | 2116 | 15 | 16 | 17 | 337 |
| 74A | 2531 | 2400 | 2322 | 975 | 1016 | 1054 | 1104 | 0 |
| 77 | 7179 | 7095 | 7045 | 5556 | 2275 | 2392 | 2543 | 2726 |
| 80A | 305 | 306 | 305 | 634 | 0 | 0 | 0 | 0 |
| 80B | 3604 | 3518 | 3467 | 4998 | 3194 | 3361 | 3574 | 144 |
| 80C | 0 | 0 | 0 | 1693 | 0 | 0 | 0 | 0 |
| 85A | 15 | 15 | 15 | 129 | 0 | 0 | 0 | 0 |
| 8A | 5527 | 5484 | 5542 | 4777 | 990 | 987 | 999 | 1090 |
| 8B | 3511 | 3496 | 3486 | 2960 | 239 | 241 | 243 | 446 |
| 9A | 4831 | 4805 | 4839 | 6080 | 217 | 209 | 234 | 93 |
| TOTAL | 309355 | 316838 | 316406 | 307852 | 194935 | 205781 | 205828 | 201016 |

Study Area 2010 Socio Economic Data by TAZ
Riverside General Plan Modeling Study

| TAZ | Single Family Dwelling Units | | | | Multi Family Dwelling Units | | | |
|-----|------------------------------|-------|--------|---------|-----------------------------|-------|--------|---------|
| | Trend | Natrl | Compct | Quality | Trend | Natrl | Compct | Quality |
| 10A | 174 | 174 | 174 | 207 | 328 | 328 | 328 | 386 |
| 10B | 1209 | 1208 | 1870 | 1909 | 158 | 158 | 443 | 287 |
| 10C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11A | 473 | 462 | 674 | 750 | 50 | 67 | 161 | 741 |
| 11B | 2560 | 2406 | 2359 | 1842 | 549 | 306 | 301 | 231 |
| 11C | 376 | 359 | 381 | 330 | 64 | 54 | 10 | 0 |
| 12A | 453 | 437 | 908 | 1187 | 512 | 501 | 709 | 3772 |
| 12B | 63 | 63 | 63 | 81 | 163 | 163 | 163 | 31 |
| 13A | 1825 | 1820 | 1826 | 1723 | 440 | 440 | 440 | 493 |
| 13B | 20 | 19 | 20 | 27 | 65 | 65 | 65 | 75 |
| 14 | 918 | 916 | 919 | 740 | 344 | 342 | 341 | 599 |
| 15 | 641 | 641 | 641 | 637 | 189 | 189 | 189 | 210 |
| 16A | 475 | 474 | 474 | 432 | 1 | 0 | 3 | 0 |
| 16B | 2043 | 2030 | 2953 | 1966 | 198 | 196 | 620 | 128 |
| 17 | 2880 | 2838 | 2743 | 3373 | 17 | 13 | 1 | 0 |
| 18 | 1354 | 1343 | 2024 | 2189 | 322 | 315 | 610 | 0 |
| 19A | 1208 | 1186 | 1747 | 1342 | 105 | 103 | 407 | 0 |
| 19B | 467 | 460 | 794 | 179 | 1098 | 1094 | 1238 | 1672 |
| 19C | 17 | 17 | 25 | 0 | 5 | 5 | 9 | 0 |
| 19D | 8 | 7 | 17 | 0 | 3 | 3 | 7 | 0 |
| 20A | 92 | 89 | 112 | 8 | 24 | 22 | 31 | 0 |
| 20B | 597 | 575 | 1211 | 531 | 3294 | 3281 | 3559 | 4752 |
| 21A | 1003 | 983 | 970 | 830 | 201 | 200 | 199 | 503 |
| 21B | 2808 | 2533 | 1236 | 791 | 834 | 399 | 257 | 582 |
| 22A | 428 | 397 | 378 | 0 | 258 | 239 | 228 | 0 |
| 22B | 1004 | 930 | 236 | 191 | 87 | 81 | 5 | 0 |
| 22D | 2131 | 2126 | 2133 | 2390 | 175 | 175 | 175 | 141 |
| 23A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23B | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 |
| 24A | 3015 | 2978 | 2956 | 2017 | 591 | 588 | 586 | 751 |
| 24B | 1360 | 1271 | 2026 | 790 | 903 | 896 | 1483 | 1696 |
| 24C | 36 | 33 | 32 | 0 | 3 | 3 | 3 | 0 |
| 24D | 61 | 3 | 17 | 2 | 5 | 0 | 0 | 0 |
| 25A | 192 | 192 | 192 | 236 | 0 | 0 | 0 | 0 |
| 25B | 330 | 306 | 313 | 564 | 29 | 27 | 91 | 545 |
| 25C | 0 | 0 | 0 | 106 | 0 | 0 | 0 | 263 |
| 25D | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35A | 136 | 135 | 134 | 336 | 0 | 0 | 0 | 0 |
| 35B | 2399 | 2384 | 2375 | 2613 | 45 | 45 | 45 | 0 |
| 36A | 970 | 965 | 963 | 1139 | 277 | 277 | 277 | 458 |
| 36B | 1210 | 1195 | 1609 | 913 | 669 | 660 | 835 | 744 |
| 37 | 1815 | 1666 | 1770 | 2147 | 446 | 420 | 442 | 456 |
| 38A | 2578 | 2396 | 2220 | 2139 | 413 | 381 | 374 | 605 |
| 38B | 514 | 500 | 514 | 359 | 136 | 132 | 119 | 260 |
| 39A | 1774 | 1724 | 1695 | 847 | 1134 | 1130 | 1127 | 1774 |
| 39B | 1131 | 1116 | 1115 | 746 | 1431 | 1463 | 1427 | 2154 |
| 39C | 2989 | 2945 | 2919 | 2855 | 51 | 47 | 45 | 0 |
| 39D | 1221 | 1182 | 1180 | 422 | 386 | 363 | 212 | 485 |
| 39E | 307 | 320 | 365 | 173 | 0 | 0 | 5 | 0 |
| 3A | 1113 | 1715 | 1086 | 800 | 26 | 38 | 25 | 0 |
| 4 | 584 | 576 | 572 | 659 | 207 | 207 | 207 | 315 |

Study Area 2010 Socio Economic Data by TAZ
Riverside General Plan Modeling Study

| TAZ | Single Family Dwelling Units | | | | Multi Family Dwelling Units | | | |
|-------|------------------------------|-------|--------|---------|-----------------------------|-------|--------|---------|
| | Trend | Natrl | Compct | Quality | Trend | Natrl | Compct | Quality |
| 40A | 2193 | 2168 | 3226 | 1586 | 555 | 487 | 1000 | 1488 |
| 40B | 293 | 292 | 417 | 136 | 3 | 2 | 56 | 323 |
| 41 | 2091 | 2075 | 3068 | 1841 | 729 | 728 | 1187 | 444 |
| 42 | 1118 | 1114 | 1752 | 998 | 1230 | 1228 | 1502 | 1394 |
| 44A | 1032 | 1025 | 1558 | 949 | 606 | 606 | 848 | 895 |
| 44B | 10 | 9 | 16 | 0 | 1 | 1 | 4 | 0 |
| 44C | 767 | 753 | 1014 | 862 | 25 | 21 | 156 | 48 |
| 44D | 590 | 587 | 903 | 592 | 211 | 210 | 353 | 239 |
| 45A | 140 | 140 | 140 | 108 | 124 | 124 | 124 | 177 |
| 45B | 1370 | 1369 | 2040 | 1245 | 695 | 692 | 982 | 739 |
| 5 | 2295 | 2270 | 2263 | 1921 | 425 | 423 | 583 | 941 |
| 52A | 1707 | 1673 | 1722 | 1252 | 60 | 50 | 64 | 369 |
| 52B | 378 | 594 | 369 | 201 | 2 | 6 | 1 | 0 |
| 53A | 1301 | 1284 | 1896 | 1253 | 446 | 441 | 726 | 446 |
| 53B | 817 | 1401 | 792 | 461 | 4 | 16 | 4 | 0 |
| 53C | 262 | 303 | 476 | 291 | 213 | 214 | 232 | 0 |
| 54A | 693 | 728 | 722 | 276 | 3 | 11 | 10 | 0 |
| 54B | 824 | 799 | 784 | 766 | 7 | 6 | 6 | 75 |
| 54C | 3356 | 5424 | 3168 | 1891 | 33 | 113 | 29 | 63 |
| 57A | 884 | 869 | 860 | 1135 | 4 | 4 | 4 | 0 |
| 58 | 1135 | 1718 | 1110 | 884 | 4 | 232 | 4 | 0 |
| 59A | 783 | 762 | 750 | 801 | 6 | 5 | 5 | 0 |
| 59B | 406 | 377 | 359 | 332 | 35 | 33 | 31 | 0 |
| 59C | 1352 | 1252 | 1193 | 312 | 118 | 109 | 104 | 928 |
| 6 | 496 | 492 | 862 | 627 | 1177 | 1174 | 1332 | 625 |
| 61B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65C | 83 | 83 | 83 | 86 | 0 | 0 | 0 | 0 |
| 65D | 87 | 81 | 77 | 36 | 53 | 49 | 46 | 0 |
| 7 | 1470 | 1438 | 1813 | 976 | 266 | 246 | 404 | 0 |
| 72A | 4492 | 4280 | 4153 | 2546 | 250 | 232 | 221 | 2154 |
| 72B | 281 | 260 | 248 | 0 | 24 | 23 | 22 | 0 |
| 72D | 323 | 299 | 285 | 0 | 195 | 180 | 172 | 1773 |
| 72E | 191 | 191 | 191 | 153 | 0 | 0 | 0 | 0 |
| 73A | 1187 | 2732 | 1114 | 462 | 13 | 188 | 11 | 0 |
| 73B | 1406 | 1356 | 1326 | 225 | 14 | 13 | 12 | 0 |
| 73C | 27 | 101 | 24 | 0 | 1 | 2 | 0 | 0 |
| 73D | 1178 | 1166 | 1158 | 828 | 15 | 14 | 13 | 0 |
| 74A | 978 | 928 | 898 | 348 | 14 | 13 | 12 | 0 |
| 77 | 2077 | 2047 | 2029 | 1481 | 738 | 735 | 734 | 565 |
| 80A | 119 | 120 | 119 | 226 | 0 | 0 | 0 | 0 |
| 80B | 1404 | 1371 | 1351 | 1718 | 9 | 8 | 8 | 134 |
| 80C | 0 | 0 | 0 | 608 | 0 | 0 | 0 | 0 |
| 85A | 6 | 6 | 6 | 46 | 0 | 0 | 0 | 0 |
| 8A | 1803 | 1788 | 1809 | 1511 | 364 | 363 | 365 | 363 |
| 8B | 1169 | 1163 | 1160 | 1003 | 208 | 208 | 208 | 158 |
| 9A | 1667 | 1657 | 1669 | 1796 | 228 | 227 | 228 | 534 |
| TOTAL | 95848 | 99271 | 102564 | 78763 | 25469 | 24977 | 29730 | 40435 |

E-4 LEGISLATIVE MANDATE

Appendix E-4

Legislative Mandate

The following are the primary section references in this General Plan for each of the seven elements mandated by the California Government Code Section 65302. Additional information related to these elements may be found throughout the Plan.

| Element/Requirements | Primary Section References |
|---|--|
| Land Use Element | |
| general distribution and general location of uses of land | Section ¹ VII.A.1 Exhibits ² , 3 (II), 5, 9, 26 (III), 38, 39 (IV) and 43 (VII) |
| statement of standards of population density and building intensity recommended for various districts | Sections III.F and VII.A.1 Exhibits 44, 45 and 46 (VII) Appendices ³ E.1 and E.2 |
| plan areas subject to flooding | Sections III.B, VII.A.3 and VII.B Exhibit 7 (III) |
| timber production category | Not Applicable |
| Circulation Element | |
| general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities | Sections III.E and VII.C Exhibits 3 (II), 42, 52 and 53 (VII) Appendix E.3 |
| correlation with the Land Use Diagram | Section VII.C Exhibits 27, 28 (III), 52 and 54 (VII) |
| Housing Element | Section VII.E Appendix B |
| Conservation Element | |
| water and its hydraulic force | Sections III.B, V.A.2, VII.A.3 and VII.B Exhibit 7 (III) |
| forests | Not Applicable |
| soils | Sections III.B, V.A.3 and V.B.2 Exhibits 5 and 11 (III) |
| rivers and other waters | Sections III.B, V.A, VII.A.3 and VII.B Exhibits 3 (II) and 7 (III) |
| harbors and fisheries | Not Applicable |

¹ General Plan Section(s) where requirement is addressed.

² Exhibit (Section) of General Plan where requirement is addressed.

³ General Plan Appendix where requirement is addressed.

| | |
|---|--|
| wildlife | Sections III.B and V.A.3 Exhibits 8 and 9 (III) |
| minerals | Sections III.B and V.A.3 Exhibit 40 (V) |
| other natural resources | Sections III.B and V.A.1-4 |
| Open Space Element | |
| goals and policies which will guide the preparation and implementation of the open-space plan | Section V.B |
| description of the methods by which open space resources will be inventoried and conservation measures determined. | Section V.B |
| Noise Element | |
| identification and appraisal of noise problems | Sections III.D and VII.D Exhibits 15 (III) and 55 (VII) |
| recognition of state guidelines | Section VII.D Appendix D |
| analysis of current noise levels | Section VII.D Exhibit 15 (III) Appendix D |
| analysis of projected noise levels | Section VII.D Exhibit 55 (VII) Appendix D |
| implementation measures that address existing and foreseeable noise problems | Section VII.D |
| linkage to state's noise insulation standards | Section VII.D Appendix D |
| Safety Element | |
| risks from seismic events | Sections III.B, V.A and VII.B Exhibit 6 (III) |
| slope instability | Exhibits 4 and 6 (III) |
| subsidence | Not Applicable |
| flooding | Sections III.B, VII.A.3 and VII.B Exhibit 7 (III) |
| wild land and urban fires | Section VII.B |
| mapping of seismic and other geologic hazards | Exhibits 4, 5 and 6 (III) |
| evacuation routes, peakload water supply requirements, minimum road widths and clearances around structures as related to geologic and fire hazards | Sections VII.A.2, VII.B and VII.C |

APPENDIX F

AREA PLAN SUPPORT MATERIALS

1. Arlanza/La Sierra
2. Arlington
3. Arlington Heights
4. Casa Blanca
5. Downtown
6. Eastside
7. University

F-1 ARLANZA/LA SIERRA

CHAPTER 8: THE COMMUNITY PLAN

DISCUSSION

The implementation system about which this program is organized consists of three interdependent elements: GOALS, OBJECTIVES, and POLICIES. SPECIFIC ACTIONS are also included to help implement these elements. All are designed to serve as a basis for future actions and decisions.

DEFINITIONS

GOALS

Inherently goals are gross position statements through which the community indicates the general direction toward which it will direct its energy and resources. Because of their breadth, they are generally few in number and are not designed to provide daily guidance in daily decision-making. However, they are the basis upon which everything else in the implementation system depends.

OBJECTIVES

Objectives are the component parts of goals indicating the major tasks that must be accomplished to achieve the goals. They are slightly more focused than goals but fairly general and do not provide detailed guidance in day-to-day decision-making. They identify the plan's major areas of concern designed to achieve the goals of the plan, and provide the connection between goals and policies.

POLICIES

These are the ground rules which direct the community energies and resources toward the accomplishment of objectives and goals. They are well focused, and relate to the daily activities of the decision-making process and tell the decision makers what range of actions are appropriate in order to achieve the goals and objectives.

SPECIFIC ACTIONS

Often there is no need to wait for a plan to be adopted before formulating some specific actions necessary to begin to implement the plan. Therefore, it is often common practice to include in the implementation section of a plan lists of specific actions that could be taken to initiate the implementation process. These specific actions are recommendations

which serves to implement the goals, objectives, and policies, and do not provide long term guidance for future decision. They can be augmented as the implementation increases.

INTERRELATIONSHIP OF THE ELEMENTS

The goal, objectives, and policies form the COMMUNITY PLAN. Consequently, when the City Council adopts a COMMUNITY PLAN, it really adopts the goal, objectives, and policies of the plan.

It should be recognized that it will take years to reach the goal and many of the objectives to be enumerated below. Since the Community Plan is a policy statement it should be expected to have force for a number of years to facilitate achievement of some of the objectives. However, as conditions change in the future it will become necessary to reexamine the direction in which the community is moving. Thus, the planning process may be likened to taking a compass reading when hiking. We stop, look in the direction we wish to go, take a bearing, and move forward. The terrain will frequently require us to deviate from the most direct route. After we have hiked for awhile, we will take another sight. And so it will go until we reach our objective. Planning, meaning directing the evolution of the community, proceeds in a similar fashion.

Also, it should not be expected that all of the objectives will be achieved during the life of this particular community plan. As is true in all facets of living, there are limited resources available with which to shape the community and different actors have varying time perspectives. The Community Plan will give some advice as to priorities, however, the vicissitudes of the moment will give direction to the allocation of resources. This is not an indictment of the planning process but an acknowledgement of the pragmatic nature of decision-making.

COMMUNITY GOAL

To enhance the quality of life in Arlanza/La Sierra by providing an environment wherein both a traditional urban/suburban lifestyle and a semi-rural lifestyle which includes animal husbandry may be accommodated and nurtured.

To achieve this goal, the following objectives, policies and implementation directives are considered appropriate. Each objective will be designated by a letter of the alphabet, i.e., A, B, C, etc. Policies recommended to meet the objective will be referenced by the objective letter and a number, i.e., A1, B2, C3, etc. Within policies the implementation directives are numbered as a decimal, i.e., A1.1, B2.1, C3.2, etc. This system aids in visualizing the interrelationships in the plan hierarchy.

IMPLEMENTATION PROGRAMS

LAND USE

The land use section which follows consists of two elements. The first is a policy section that outlines recommended programs for dealing with the issues discussed in the Land Use Chapter (Chapter 3). The second element is a map (Figure 4 at the back of the report) which establishes policies in graphic form for the future land use of the community. This map both portrays a visual picture of many of the programs outlined in the policy section and reflects changes in land use and zoning patterns that have previously occurred since the adoption of the City's General Plan in 1969. Figure 4 at the back of the report can be used as a reference for all of the land use policies that follow.

Semi-Rural Lifestyle

To achieve a successful melding of the urban and rural lifestyles within Arlanza/La Sierra, it is important that clear policies be adopted that ensure a compatible arrangement of uses. The program that follows is designed to encourage the development of a separate semi-rural area, tied to the remainder of the community in function, but remaining individual in lifestyle.

The following policies and implementation directives apply to the semi-rural area defined in Figure 4 at the back of the report.

- | | | |
|------------|----|--|
| OBJECTIVE: | A | To provide continued opportunities within Arlanza/La Sierra for a semi-rural lifestyle which includes animal husbandry. |
| POLICY: | A1 | Focus semi-rural development in the northwest portion of the community as defined in Figure 4. |
| | A2 | Discourage the creation of lots smaller than the 20,000 square foot minimum of the RL (Residential Livestock) Zone. |
| | A3 | Encourage the application of HR (Residential Horse Ranch) zoning in areas capable of development under the following "Location Criteria" established in Section 19.07 of the Municipal Code: |
| | | "19.07.020 LOCATION CRITERIA. The horse ranch zone should be applied only to properties which meet the following criteria: |

(1) The site, together with any existing and adjoining HR-zoned land, should contain not less than twenty acres of land exclusive of existing streets and alleys.

(2) The site should be located within an area which is separated from other residentially zoned land by natural or artificial barriers so as to prevent a detrimental impact from odors, flies, and noise on those preferring an urban lifestyle.

(3) The site should contain safe and convenient equestrian access to a public equestrian trail system or to a private equestrian trail system located within a permanent right-of-way dedicated to equestrian use by residents and guests of the proposed development. (Ord. 4260 § 1 (Part), 1976)."

- A4 Apply design and improvement standards which are uniquely expressive of a semi-rural area.

IMPLEMENTATION

DIRECTIVES: A4.1 Develop a specific plan or pursue other detailed planning programs for the semi-rural area delineating equestrian trails, providing for safe equestrian road crossings, special street standards to include distinctive parkway areas, provision for horses along specified corridors, etc., and rural design standards for public and private buildings.

Residential Land Uses

Issues of concern to Arlanza/La Sierra regarding residential uses include the rapid pace of development, the logical subdivision of irregularly shaped parcels and the rehabilitation of significant amounts of deteriorating housing. Work is already underway to address the growth problem via the city's efforts to develop a residential "point system" whereby growth would be limited to areas where services can adequately serve it. Efforts to deal with future land division problems and housing rehabilitation can be channeled via the policies enumerated below.

OBJECTIVE: B To improve the overall quality of housing within Arlanza/La Sierra.

POLICY: B1 Encourage the rehabilitation of deteriorating and/or dilapidated housing units.

IMPLEMENTATION

DIRECTIVES: B1.1 Facilitate low interest rehabilitation loans or create redevelopment areas where significant concentrations of deteriorating housing have been identified.

B1.3 City should strictly enforce policies on abatement of abandoned vehicles and junk storage.

OBJECTIVE: C To encourage the efficient redevelopment of areas changing from semi-rural to urban.

POLICIES: C1 Discourage the creation of key lots.
C2 Encourage the further development or redevelopment of blocks as a whole rather than on a piecemeal basis.

IMPLEMENTATION

DIRECTIVES: C2.1 City should encourage creation of block associations which would consider and foster redevelopment of an entire block where appropriate.
C2.2 City staff should provide technical design support as available to individual owners and block associations who consider redevelopment of an entire block.

Rancho La Sierra

As the area's largest block of undeveloped land, it is important that the Rancho La Sierra area (located in the northwesterly portion of the community) be developed as a functional unit with land uses planned to mesh with the Semi-Rural area to the south and laid out in a manner designed to preserve the area's ridgeline and riverview.

OBJECTIVE: D To develop Rancho La Sierra with maximum sensitivity to its unique locale and environment.

POLICIES: D1 Encourage the development of Rancho La Sierra as a functionally integrated unit.
D2 The ridgeline area should be left in its natural state as much as possible.
D3 The number of streets crossing the ridgeline should be minimal and should go through natural saddles and not over prominences.

IMPLEMENTATION

DIRECTIVES: D1.1 The City of Riverside in conjunction with the owners of Rancho La Sierra should develop and adopt a specific development plan for the area.
D1.2 The specific development plan should encourage planned residential and cluster developments to the maximum extent possible.

D1.3 Adequate open space linkages, that is trails or easements, should be designated to provide access to the Santa Ana River Regional Park from other portions of Arlanza/La Sierra beyond the ridgeline.

D2.1 Acquire, through dedication, all land north of Jurupa Avenue (extended) as a wildland transition into the Santa Ana Regional Park.

Foothills

The Norco Hills, Rancho La Sierra ridgeline, Twin Buttes and Arlington Mountain all constitute an important backdrop to the Arlanza/La Sierra Community which give it form, definition, and a scenic quality. In addition, the hills form a significant refuge for native plants and animals whose range is being rapidly diminished by residential development and off-road vehicle use. Protecting these scenic and ecological preserves should be an important priority in the future.

OBJECTIVE: E To preserve the foothills in their natural state.

POLICIES: E1 Emphasize the unique role of the hillsides in shaping the character of Arlanza/La Sierra by encouraging environmentally sensitive development.

E2 Encourage the maintenance of an open space character in hillside areas. Where development is to occur, it should be tailored to natural slope conditions with minimum densities of 5 acres per unit in areas with slopes of 30% or greater and 2 acre average densities in areas of 15-30% slope with all such developments subject to the design review process.

IMPLEMENTATION

DIRECTIVES: E1.1 Slopes of 15-30% should be strongly considered for "RC" zoning and a new large lot zoning category should be established for areas with average slopes over 30% and implemented accordingly.

E1.2 City staff should investigate the feasibility of adopting an elevation limit beyond which no development other than that associated with recreation or open space activities would be permitted.

E1.3 In reviewing plot plans, city staff should encourage siting of buildings as far below ridgelines as possible.

Commercial Land Uses

The previous trend toward treating major travel corridors in Arlanza/La Sierra as commercial strips will have to be arrested if a quality appearance is to be maintained in the community. Mixed commercial strips tend to attract marginal businesses with high levels of turnover and attendant blighting influences. Multiple driveway cuts to serve such strips also aggravate traffic problems. This can be avoided by encouraging coordinated commercial centers in lieu of piecemeal commercial development. Even where commercial uses develop independently, every effort should be made to use common driveways and to pool parking.

OBJECTIVE: F Discourage the addition of commercial uses beyond that shown on the proposed Arlanza/La Sierra land use plan map. (Figure 4)

POLICIES: F1 Implement Commercial development in the form of integrated centers rather than as strips of small individual uses.

F2 Discourage service commercial development along major travel corridors.

F3 Phase out mixed commercial strips by attrition or redevelopment.

F4 Encourage the creation of an amusement/recreation complex southeasterly of La Sierra and Magnolia Avenues.

IMPLEMENTATION

DIRECTIVES: F1.1 Develop specific designs where feasible for commercial areas not expected to develop as Unified Centers. Such designs should show conceptual approaches to integrating landscaping, driveways and parking into functionally unified wholes.

F4.1 Encourage the development of the amusement center as a unified center with pooled parking common access and circulation systems and a compatible design theme.

Industrial Land Uses

Two industrial areas are of major concern to the Arlanza/La Sierra Community Plan in terms of future uses. The industrial corridors along Magnolia Avenue westerly of the Riverside Freeway and along Van Buren Boulevard northerly of Arlington Avenue are parts of major entrance corridors to the city

and, consequently, design treatment is of critical importance. Both areas have been designated Industrial Park on the land use plan, and both should be implemented with MP (Manufacturing Park) zoning.

In addition to design considerations, it is also important that further erosion of industrially designated land not be allowed to occur. Industrial uses add strength to a city's economic base and are an important source of stability.

OBJECTIVE: G Implement the industrial designations along the northerly end of Van Buren Boulevard and the westerly end of Magnolia Avenue in the most aesthetically sound manner possible.

POLICIES: G1 Development of areas designated for Industrial Park uses should be accomplished through MP (Manufacturing Park) zoning.

 G2 Properties not rezoned to the MP zone should be carefully reviewed for design quality via the design review process.

OBJECTIVE: H Discourage any further reduction in the amount of land designated for industrial uses as shown in Figure 4.

POLICIES: H1 Protect industrially designated land from encroachment of incompatible uses by carefully monitoring zoning and development decisions in adjacent areas.

 H2 Oppose rezoning or development requests which would result in a reduction in industrially designated land.

Schools

While acquisition of sufficient property for school sites in Arlanza/ La Sierra is largely the responsibility of the Alvord School District, the city staff should stand ready to assist and coordinate planning for school site acquisition. Every effort should also be made to combine schools and parks where this is feasible.

OBJECTIVE: I To ensure that sufficient properly located school sites are preserved.

POLICIES: I1 Coordinate city review of development with the Alvord Unified School District to ensure that potential school sites are not preempted by development.

IMPLEMENTATION

DIRECTIVES: I1.1 City staff should continue their dialogue with the Alvord School District.

Community Image

Developing and maintaining a quality community image is important for any growing area. Allowing development and public improvements to occur on a piecemeal basis with no overall concern for aesthetics or cohesiveness can be detrimental to both property values and the quality of life in an area. The program outlined below is aimed at ensuring the quality of Arlanza/La Sierra's future image.

OBJECTIVE: J To create a unique community image for Arlanza/La Sierra and subcommunities within Arlanza/La Sierra.

POLICIES: J1 Encourage a unique design scheme for selected entrances, corridors, public buildings and community areas throughout the community.

J2 Implement portal parkways at the locations shown on the land use plan map.

IMPLEMENTATION

DIRECTIVES: J1.1 City staff should develop a community signing scheme for street corridors, public buildings and selected entrances to the community and its subcommunities.

J1.2 The existing community signing program should be refined to include the creation of landscaped settings for signs and possible relocations to areas where they can be most advantageously displayed.

J1.5 A thematic logo should be used on all public buildings in Arlanza/La Sierra.

J1.6 Major residential developments such as La Sierra Ranch and the semi-rural area should be uniquely identified within the overall design theme for Arlanza/La Sierra.

J1.6 The city staff should develop revised right of way requirements for areas designated for portal parkways and should devise specific landscaping criteria for these areas.

J1.7 The city staff should work with Caltrans to improve freeway landscaping in the area shown as an entrance corridor along the Riverside Freeway.

LAND USE PLAN MAP

The Community Land Use Plan is a graphic portrayal of specific land use recommendations which follow from the issues enumerated in Chapter 3. The narrative which follows describes the land use designations herein proposed. The reader is referred to Figure 4 at the back of the report which depicts the land use changes described below.

Through the community planning process, several changes have been proposed to the existing General Plan. These changes reflect such things as changed zoning and land use patterns, changes in thinking, and a desire to enhance the image of Arlanza-La Sierra as a quality area within Riverside. The following paragraphs describe the proposed changes beginning at the northerly boundary of the Community and progressing to the south.

Portal Parkways

Arlanza - La Sierra occupies a pivotal position in the City in that it serves as an entrance point to the City at three major locations. To the north, Van Buren Blvd. serves as a major entrance to the city over the Santa Ana River. Ingress from the northwest and the City of Norco is via Arlington Avenue, while to the southwest the Riverside Freeway and Magnolia Avenue serve as city access points.

It is at these points that many persons entering the city begin to formulate impressions about what kind of city Riverside is. While each of these entrance corridors should be carefully planned and adequately landscaped throughout their length, it is particularly important that the first 1/2 to 2 miles (depending upon the speed at which the street is normally traveled) be landscaped and maintained on a much higher level. Here, heavy stands of trees, ground cover and colorful flowers can serve as an uplifting experience for the traveler entering the city. Entrance signs announcing the City's name would reinforce a positive association with the name Riverside.

In contrast to the "Portal Park" concept previously espoused in the General Plan, the "Portal Parkway" concept would not be a large freestanding park stradling the road. Instead, a long strip of roadway (1/2 mile or more on lower speed surface streets and up to 2 miles on higher speed roadways) would be flanked by wider than normal parkways and divided by substantial medians enhanced by the kinds of features discussed above. Buena Vista Drive following the base of Mt. Rubidoux is an excellent example of this concept implemented on a high level.

Only at Van Buren Blvd. is it anticipated that the parkway would widen into a park like expanse. Here the airport's clear zone would allow such a treatment. The Riverside Freeway would also deviate from the norm in that its median would not be heavily landscaped, and the width of its "parkway" is already established. Limitations on landscaping design and signing would also, no doubt, apply.

Jurupa Parkway

The major feature at the most northerly end of the Arlanza-La Sierra Community is the Santa Ana River Regional Park. While not within the city proper, the park is an important asset to the recreational needs of the City's residents due to its immediate proximity and relatively easy access.

The portion of the park that extends the full length of the community's northerly boundary is known as the Hidden Valley Wildlife area. Within this area are trails for hiking and horseback riding which extend through a wildlife refuge that is lush with riparian vegetation.

The River Park is an important natural resource to Arlanza - La Sierra. Just as it is important to protect the park itself from inappropriate land uses, it is also important to plan adjacent lands in a manner that complement the natural beauty of the park. As a linear resource, the Santa Ana River is not unlike an important seashore or lake front. Accordingly, it is important to prevent private uses from shutting the river off from public view and enjoyment. Lining the park with private homes would obviously do much to detract from the public value of this resource.

To keep the park open to public enjoyment it is, therefore, proposed that the future alignment of Jurupa Avenue be located in such a manner that the area between the park and the road can be used as an extension of the park. This area should be landscaped with native plants compatible with the river ecology with occasional more formalized landscaped turnouts where travelers can stop to picnic and view the park. No private uses should be allowed in this area between the road and the park.

Rutland/Jurupa Open Space Link

Another open space feature linking the Santa Ana River Regional Park is a system of parks proposed for the area beyond Rutland Avenue's planned interconnection with Jurupa Avenue. In the southeasterly corner of this future intersection, land has already been set aside for a neighborhood park. Using city owned property at the old sewer farm to the northwest of this land, it is proposed that this park be linked to a future community park and then to the River

Park for a continuous open space feature that would provide a wide variety recreational needs including trails, active play areas, picnic areas and the like. Associated with this open space feature would be an elementary and intermediate school.

NEIGHBORHOOD PARK SOUTHEASTERLY OF JONES AVENUE AND JURUPA PARKWAY (Extended)

To better serve future development in the Rancho La Sierra area, an additional neighborhood park has been added to the map. Consideration should be given to making this park an integral part of a larger open space area designed to preserve some of the area's interesting terrain.

Vicinity of La Sierra and Arlington Avenues

Two land use plan changes are proposed in this area. One is a minor adjustment proposed in order to align the plan with recent zoning and development decisions. In this instance the planned Neighborhood Shopping Center previously shown westerly of this intersection has been relocated to a recently commercially zoned property located southwest of this area fronting La Sierra Avenue and adjacent to an intermediate school currently under construction. While currently occupied by a nursery, this commercially zoned property may be an appropriate location for a neighborhood commercial center. The site formally indicated for the neighborhood shopping facility is now designated Medium Low Density Residential in accordance with the development of the property. Westerly of La Sierra Avenue a neighborhood park site has been added to the map. This new proposed site will serve to replace a previously proposed park site designated for the property now shown for a neighborhood shopping center in accordance with the discussion above.

Tyler Street - Arlington Avenue Intersection

Changes in this location center around upgrading and aligning the General Plan with past development and zoning trends. Accordingly, the Service Commercial designation extending east, west and south of the intersection has been upgraded to Retail Business and Offices to encourage higher quality commercial development. Commercially zoned land extending to the west of this area has also been designated Retail Business and Offices. South of Arlington Avenue, flanking either side of this commercial center, the land has been designated High Density Residential in recognition of the R-3 (Multiple Family Residential) zoning that now exists in the area.

Northwesterly of Van Buren Blvd. and Arlington Avenue

Only minor changes are proposed for this area to reflect current zoning patterns. The High Density Industry and Service Commercial land use designations have been changed to Industrial Park to further enhance this important travel corridor through the area.

Extending along the northerly side of Arlington Avenue from this corridor the existing Service Commercial and High Density Residential classifications have been removed in favor of Retail Business and Offices uses which better reflects the existing C-2 Zoning in the area and this zone's indoor nature.

Hillsides and Ridgelines

The Norco Hills and La Sierra Ranch Ridgeline located north of Arlington Avenue are major visual and open space resources for Arlanza/La Sierra. Where these rugged terrain features are characterized by slopes averaging 30% and more, the "Open Space" land use designation has been applied. Slopes ranging between 15 and 30% have been placed in the Very Low Density Residential "B" category while those with slopes of less than are designated Low Density Residential.

The Open Space designation would allow one residential unit for every 5 acres, however, the emphasis in such areas would be on maintaining the natural and open space character of the subject feature to the greatest extent possible. Very Low Density Residential "B" would permit development at the rate of one unit per 2 acres, again with an important priority placed upon the preservation of natural features. In all of these categories an attempt would be made to keep ridgelines free of development consistent with other environmental concerns.

Van Buren Corridor South of Arlington

As is discussed above, Van Buren Blvd. is an important travel corridor through the city. At the present time almost its entire length is designated for the heavier type commercial uses associated with the Service Commercial land use designation. If ultimately developed in this manner, the image it would impart for the city would not necessarily be of the highest quality. Scattered commercial development along this street along with the existing nonconforming automobile wrecking yards have created an image which should be arrested if the visual quality of this street is to be preserved.

Currently designated a Scenic Highway in the City's General Plan, the policy tools already exist for a beautified public right-of-way. All that remains is to upgrade the adjacent planned land uses in the area. To this end, it is proposed that the major focus of this street be changed from that of a strip of heavy commercial uses, to that of a corridor of High Density Residential uses. Accordingly, all except existing viable commercial uses have been removed from the Service Commercial classification and placed in the High Density Residential designation. Commercial uses to be retained have been designated Retail Business and Offices.

Tyler Street Corridor

Except for selected areas, the entire Tyler Street Corridor from the commercial cluster south of Arlington Avenue to the vicinity of Hole Avenue has been redesignated from the Medium High Density Residential category to the Medium Low Density Residential category. This is based on a development trend favoring single family dwellings in the area. Such a redesignation would also off-set the proposed introduction of high density residential uses along Van Buren Boulevard.

The only newly introduced variation to the Medium Low Density Residential designation is the extension of the Retail Business and Office classification northerly from Hole Avenue on the westerly side of the street. This recognizes already established commercial uses in this area.

Five Points

In the Five Points area the current General Plan's Service Commercial designation, extending southeasterly along Hole Avenue from La Sierra Avenue, has been replaced with the Retail Business and Offices classification except for a small concentration of Offices on the southerly side of the street. The previous High Density Residential designation extending between Hole and La Sierra Avenues has also been replaced with Retail Business and Offices in recognition of existing zoning in that area. A minor extension of Retail Business and Offices has also been applied to a remnant segment of previously designated Medium Low Density Residential land on the southerly side of Wells Avenue east of the Five Points intersection.

La Sierra Industrial Park

The industrially designated land west of Golden Avenue (La Sierra Industrial Park) appears to be more logically suited for Medium Low Density residential development south of the storm drain channel.

Within the area south of the channel, land should be set aside for a new neighborhood park to serve the surrounding residential development that is continuing to occur west of La Sierra Avenue.

The area immediately north of the Magnolia Avenue off ramp of the Riverside Freeway constitutes a special land use problem, due to access and noise problems caused by the on- and off-ramp configuration of the freeway. Currently this area is shown for Visitor Commercial uses, however, experience to date indicates that this would not be a favorable location for a hotel-motel complex due to the lack of any particular attraction or necessity in this area for overnight accommodations. Generally the area is also considered unsuitable for residential purposes due to traffic noise from the adjoining freeway. Commercial uses on the site would suffer from lack of direct access from Magnolia Avenue and the Riverside Freeway and industrial uses would be inappropriate because of the relatively small size and unusual configuration of the site. Commercial and industrial uses could also adversely impact adjacent land now proposed for residential uses. Office uses appear to be feasible, however, due to their relative low impact on surrounding areas and their tolerance of sites with only indirect access to major arterials. For these reasons, this area has been designated Offices Only. The land immediately to the south across Magnolia Avenue has been changed to the Offices Only designation from the Service Commercial classification. This will compliment the Offices Only designation to the north and will ensure the development of a more attractive land use for this important entrance to the area than would occur under the Service Commercial Classification.

Another change to this immediate vicinity is the removal of the High Density Industry designation from the area northerly of the Riverside Freeway and westerly of Pierce Street. This area is now occupied by a mobile home park and is no longer appropriate for industrial purposes. Replacing this designation will be the Medium Low Density Residential.

In partial replacement of this removal of planned industrial land, the area between the Riverside Freeway and the Atchison, Topeka and Santa Fe Railroad, east and west of Pierce Street has been removed from the Service Commercial designation and placed in the Industrial Park designation. The portion of this land which was formerly shown for High Density Industry is now proposed for Industrial Park. This will assure a more attractive type of industrial use more suited to this important entrance to the community. The recent construction of a shopping center at the westerly corner of Pierce Street and Magnolia Avenue is reflected in the site's designation for Neighborhood Commercial uses.

In the area between the Atchison, Topeka and Santa Fe Railroad and land shown for Medium Low Density Residential use to the south it is proposed that a buffer strip be designated to

lessen the impact of trains on future residences. Such a strip would consist of a berm topped by a block wall and landscaped with drought resistant, perhaps native, species of trees and plants. Such would provide a low maintenance landscaped buffer to reduce noise levels and negative visual impact.

Proposed Parks at Vicinity of Collett and La Sierra Avenues and Northwesterly of Magnolia Avenue and Polk Street

The park proposed for the vicinity of Collett and La Sierra Avenues is upgraded on this plan from that of a Neighborhood Park to a Community Park. This is based upon the availability of facilities from the adjacent Collett Elementary and La Sierra High Schools which could serve to augment the limited land available for the park itself.

Southeasterly of La Sierra High School, a neighborhood park is proposed to further serve the recreational needs of this developing area. While not intended to be a functional part of the above community park complex, this proposed neighborhood park would provide passive recreational facilities to the active recreational orientation of the proposed community park.

Magnolia Corridor from Tyler Street to La Sierra Avenue

The land fronting on both sides of Magnolia Avenue from Tyler Street to La Sierra Avenue is presently shown on the General Plan for a combination of Service Commercial and Visitor Commercial uses. Consistent with the previously stated policy of eliminating the Service Commercial designation from major corridors, all land so designated from the Tyler Center area to Polk Street is proposed for redesignation to Retail Business and Office. The existing Visitor Commercial designation on the northerly side of Magnolia Avenue from Polk Street to La Sierra Avenue is also recommended for redesignation to Retail Business and Offices.

Southerly of this commercial strip and easterly of Polk Street, it is proposed that the land use designation be changed from Medium High Density Residential to High Density Residential. This change would reflect an already well established trend in this area toward high density apartments.

West of Polk Street a unique land use situation exists which will require careful attention. In this area, a heretofore unanticipated land use has become established which will pose problems for adjacent planned uses if adjustments are not made. Specifically, an amusement park, Castle Park Golf 'N Fun, has located in an area that was once planned for purely residential uses. The problems that can result from

this have become more apparant as adjacent property owners have sought to implement the remaining planned residential land. This conflict has been heightened by the intention of the Golf 'N Fun owners to expand their operation to the west toward La Sierra Avenue.

Rather than devise elaborate means for buffering the amusement park operation from possible future residential development, it is proposed that the entire block bounded by Magnolia Avenue, La Sierra Avenue, the Riverside Freeway and Polk Street be designated as a focal point for recreation oriented land uses. Several recreational oriented businesses have already expressed interest in locating in this area and it would appear that through proper encouragement, the further development of this concept can be implemented.

Frost Reservoir Park Site

Frost Reservoir was previously intended to become a community park. Successive development in the vicinity of the reservoir, however, has preempted much of the available private land northerly of the site, and now only the City-owned land immediately adjacent to the reservoir remains. Because of this erosion of land and the fact that a large part of the available site is occupied by a water feature, the park's designation has been changed to that of a Special Use Park.

Relocation of Proposed Park Site Near Arizona School

The preemption of desirable available land in the area of Arizona School has made it necessary to shift a proposed neighborhood park planned for this area further to the southeast where land is currently more plentiful.

CIRCULATION AND TRANSPORTATION

Circulation/transportation is concerned with the effectiveness this element has in enhancing or hindering community identity and control, police and fire emergency response and surveillance capabilities, and mobility of the citizen population.

- OBJECTIVE: K To ensure that present and future circulation and transportation facilities are adequate to serve the needs of all segments of the community study area population.
- POLICIES: K1 To accomplish the completion of proposed street improvements in the Capital Improvement Program and expanded to accommodate future growth patterns.
- K2 Install curbs, gutters and sidewalks, especially in areas identified as major arteries, with special attention given to school pedestrian safety.

- K3 To extend public transportation for the provision of more timely service over a wider area.

SPECIFIC
ACTIONS:

- K1.1 Complete the planned California and Jurupa Avenue extensions.
- K1.2 Widen and realign Van Buren Boulevard from California to Philbin Avenue.
- K1.3 Widen and improve La Sierra Avenue from Hole to Arlington Avenue.
- K1.4 Widen and improve Tyler Street from Hole Avenue to Arlington Avenue.
- K1.5 Acquire land and completely improve Magnolia Avenue from Tyler Street to the City Limits.
- K1.6 Widen and improve Wells Avenue from Crest Street to Hole Avenue and Jones Avenue from Wells to Hole Avenue.
- K1.7 Add a westbound on, and an east bound off-ramp to the Riverside Freeway at Pierce Street.
- K1.8 Eliminate the jog and barricade from the westbound Riverside Freeway off-ramp at Pierce Street.
- K1.9 Down grade Cypress Avenue to a 2-lane collector.
- K1.10 Reconsider waiver and technical loopholes which violate the intent of present curb and gutter requirements.
- K2.1 Increase the number of curbs and gutters for safety and aesthetic reasons.
- K2.2 Prioritize pedestrian street improvements as follows:
- Campbell from La Sierra to Norwood, curbs and sidewalk, north side.
- Collett from Newby Drive to Hole, curbs and sidewalks, north side.
- Keller from Tyler to La Granada School, sidewalk, north side.
- La Sierra from Cypress to Gramercy Pl., curbs and sidewalk, east side.

La Sierra from Hole to La Sierra High School, sidewalk, east side.

Rutland from Arlington to Randolph, sidewalk, east and west sides.

Tyler from Robinson to Hedrick, curbs and sidewalk, east and west sides.

K2.3 Install bike lanes on major streets and in particular on Hole Avenue not now adopted by the City Council.

K2.4 Provide pedestrian crossings at both high schools, in particular west of La Sierra High School and east of Norte Vista High School.

K3.1 To increase the level of bus service between the study area and the Downtown and Magnolia Center areas.

CITY SERVICES

The focus in this section is the impact of future growth in all specific areas of city services. While present facilities services adequately serve present needs, future growth may overtax these facilities/services.

OBJECTIVE: L To ensure that city services will meet the future needs of the community.

POLICIES: L1 To plan for the maintenance of the current level of fire protection.

L2 To expand police services to provide shorter response time, greater visibility and improved public relations.

L3 To increase the protection and maintenance of existing parks.

L4 To provide for additional park areas to accommodate growth.

L5 To eliminate open drainage areas where safety and health hazards exist.

L6 To implement a centralized rubbish collection for the study area.

L7 To encourage the improvement of all substandard streets and adjacent areas in the study area.

SPECIFIC ACTIONS:

L1.1 Establish fire hydrants on north side of Magnolia Avenue from Tyler to La Sierra Avenue and elsewhere where needed.

- L1.2 Insure that all streets be constructed or improved to allow access to all homes; i.e., adequate width, improved shoulders.
- L2.1 Develop a police program that will improve community public relations in the area: i.e. improve police response time, train personnel in animal control and improve traffic techniques to include training in large animal/vehicle collisions.
- L2.2 Add additional sworn positions to this Department to enable viable Police response to a Community Crime Prevention Program.
- L3.1 Improve park maintenance.
- L3.2 Work with the Police Department on ways to improve protection e.g. special patrols like foot/horse/bike patrols, Police Support Programs and possibly establish Park Liaison Office positions similar to the School Resource Officer Program.
- L3.3 Increase the number of tennis courts.
- L4.1 Plan for future acquisition of parks, buffers, and greenbelt areas.
- L4.2 Consider the future acquisition of park land in relationship to future school proximity and needs.
- L4.3 Consider acquisition of additional park areas in the area north of Arlington Avenue and southwest of La Sierra Avenue.
- L5.1 Eliminate all open drainage ditches, particularly on Mitchell Avenue bordering La Sierra Park.
- L6.1 Limit the size of solid waste disposal containers to thirty-two (32) gallons as specified in the Sanitation Master Plan of Riverside.
- L6.2 Implement strict adherence to law concerning the disposal of domestic animal offal.
- L6.3 Improve Mitchell Avenue north of Wellington Avenue and Valley Avenue to Sandy Lane for better access and maneuverability of fire equipment.

EDUCATION

The implementation program for education focuses on meeting present and projected student populations demands for facilities and programs. Since bond issues in general have not shown a high rate of success, new sources and creative methods should be investigated. Hence, the policies center around sources of funding and alternative educational programs.

- OBJECTIVE: M To ensure quality education for the potential growth and expansion of the community educational system.
- POLICIES: M1 To encourage the Alvord School District to implement programs designed to minimize overcrowding while awaiting additional facilities to accommodate population increases.
- M2 To encourage the Alvord School District to continuously investigate new sources of school construction monies.
- M3 To share city and school facilities to the maximum.
- M4 To initiate a positive comprehensive public relations program for dissimulation to future area homeowners, such programs to be aimed at school services, projects of a positive nature, and parent participation.
- SPECIFIC ACTIONS: M1.1 Investigate the concept of the year-round school.
- M2.1 Conduct a survey to determine the possibility of the passage of a school bond.
- M2.2 Investigate the possibility of future school/park site acquisitions before suitable land is preempted.
- M3.1 Investigate the possibility of a more efficient and/or increased use of shared facilities between the school/parks and other city, county or state departments.
- M4.1 Check future funding or continued funding for preschool and day care centers.
- M4.2 Investigate alternative educational programs; i.e., the availability of Manpower programs, Regional Occupation programs, year-round school.

- M4.3 Investigate possible methods to reduce vandalism; i.e., live-in mobile homes for custodial supervision on school grounds, alternative locker methods, stricter enforcement (parents paying for damages), police patrols and an educational program for the community.
- M4.4 Include a description of the school system designed to approach the educational needs of new residents in real estate brochures and other dissemination materials.

OPEN SPACE

This area of the proposed COMMUNITY PLAN is concerned with delineating opportunities for preserving and/or utilizing existing open space amenities.

The proposed implementation program which follows is designed to address the above concerns. Hence, pertinent Objectives, Policies, and Specific Actions have been grouped into the two major areas of concern, as outlined above. In addition to these written policy programs, several map changes are also proposed. These are described and depicted in the land use section of this Chapter.

DEVELOPMENT OF RECREATIONAL FACILITIES

The population of the study encompasses two lifestyles, urban and rural. Therefore, recreational facilities must be able to accommodate both lifestyles and significant groups of citizens with specific recreational needs. Private development is rapidly preempting the available land that could be used for parks, and land costs are outracing the accumulation of park fees. There is an opportunity for the citizens to establish recreational priorities before total development rather than after development has occurred.

- | | | |
|-------------------|------|--|
| OBJECTIVE: | N | To maximize the access of all residents of the study area to recreational facilities appropriate for all needs. |
| POLICIES: | N1 | To provide recreational facilities with emphasis on outdoor activities. |
| SPECIFIC ACTIONS: | N1.1 | Provide equestrian trails into the Santa Ana River Regional Park between Van Buren Boulevard and La Sierra Avenue, linking with major trail systems. |
| | N1.2 | Provide more outdoor activities for senior citizens at study area parks such as lawn-bowling and shuffleboard. |

N1.3 Provide more outdoor activities for adolescents in the study area parks.

N1.4 Provide activities such as skating, bowling, or golf on either public/private land.

THE NATURAL ENVIRONMENT

The amount of undeveloped hilly land within the community forms a dramatic and, as yet, largely undisturbed visual background to the area. Important opportunities exist also for vista points and other recreational uses. In addition, the identification of ten (10) archeological sites and the importance of the index animal and vegetation in the support system of endangered species existing near the study areas must also receive consideration.

The following recommended policies and specific actions are designed to achieve a balance between development and the undeveloped open space.

OBJECTIVE: 0 To preserve significant open space to maintain the natural environment for public use and environmental safeguards.

POLICIES: 01 To keep ridgelines and vista points unaltered and free from development.

02 To ensure that development will not adversely affect the natural environment.

SPECIFIC ACTIONS:

01.1 Consult with city staff on the areas for residential conservation zoning; i.e., Norco Hills and Lionhead.

01.2 To investigate sources for public acquisition of open space; i.e., land donations by private developers, direct city acquisition methods.

01.3 Reassess the appropriateness of present zoning for residential development so as not to substantially alter the existing natural terrain.

02.1 Investigate the desirability and feasibility of saving at least a part of the citrus groves as a greenbelt area as historical significance, specifically west of La Sierra along the corporate boundary up to the Crestlawn Memorial Park Area.

02.2 Require on-site investigations; i.e., archeologists, biologists, to determine if evidence exists to require an EIR before development.

- 02.4 Encourage the utilization of natural terrain and wildlife (i.e., creation of "natural habitats") in the design of parks and housing tracts.

URBAN SOCIOLOGY

In the area of urban sociology the concern focused on the integration of individual lifestyles. Contained within that concern are a diversity of racial/ethnic groups, socioeconomic classes, and individual needs and desires.

OBJECTIVE: P To allow for the enhancement and coexistence of a variety of lifestyles.

POLICIES: P1 To introduce programs that will discourage the concentration of public housing, and that will reduce the problems of present public housing tenants, thus implementing fully the housing element of the General Plan.

P2 To expand social services in the areas of vocational training, group living facilities, library and well baby clinics.

P3 To initiate programs to alleviate present ethnic and gang-oriented conflicts in the area.

SPECIFIC ACTIONS:

P1.1 Discourage the concentration of public housing through the implementation of the Housing Element of the General Plan.

P1.2 Investigate existing social programs in the City of Riverside and elsewhere to reduce the problems of the present tenants in public housing.

P1.3 Maintain an attractive community appearance around the public housing projects.

P2.1 Promote a program to help acclimate new arrivals to the community.

P2.2 Disseminate multilingual material about the cultural diversity of the community and the existing/future services available.

P2.3 Extend the hours of the well-baby clinics and the public library to accommodate working parents or those in need of transportation.

- P2.4 Reach those senior citizens presently unable to take part in organized activities. Transportation and multilingual media and personnel would aid greatly in this area.
- P2.5 Encourage industrial and/or commercial expansion to promote the full employment of all age groups.
- P3.1 Attempt to reduce centering around the Bryant Park area and north of Norte Vista High School.
- P3.2 Investigate and make recommendations on the causes of present gang activity, especially in the Bryant Park area, to alleviate a future increase in such activities.

F-2 ARLINGTON

The Community Plan

This is the most important section of the Arlington Community Plan because it represents the core of the Plan, providing an action guide by which future development in Arlington will be guided and current community issues and problems dealt with.

The Plan has been developed within a hierarchical structure of goals, objectives, policies, and implementation directives. In order to facilitate the understanding and proper Interpretation of the Plan, its components are briefly explained and defined as follows:

- Goals - Goals are a statement of desirable conditions toward which planning efforts should be directed. They are values to be sought and not objects to be measured or achieved. Goal statements function as the foundation of the Plan. They are typically broad statements which indicate only orientation and the direction in which the city intends to focus its energies and resources.
- Objectives - Objectives are ends or points to be reached and are capable of attainment. Because they are components of the goals, they are designed to help achieve the goals by providing more focus to major areas of concern of the Plan.
- Policies - Policies are governing principles. They refine the objectives into focused statements of intent. Because policies relate to the daily activities of the decision-making process, the policies represent a broad framework for action. Enactment and utilization of the policies would assist in the achievement of the goals and objectives to which they relate.
- Implementation Directives - These represent essentially the implementation section of the Plan. They are specific means or actions which can be used to implement a particular policy or policies. They basically provide specific guidance as to how the Plan (i.e., the goals, objectives and policies) can become reality.

In order to better understand the interrelationships between components of the policy plan, the objectives, policies, and implementation directives are preceded by a numerical designation. That is, objectives are lettered A, B, etc.; policies are designated A1, A2, B1, B2, etc., depending on which objective they relate to; and implementation directives are designated A1.1, A1.2, B1.1, B1.2, etc., depending on which policies they relate to.

It should be recognized that goals and objectives require many years to be approached or reached. The Community Plan should, therefore, be viewed from a long range perspective. Perhaps the greatest limiting factor that contributes to this would be the limited resources of the city to implement the Plan. Not all recommendations can be implemented on an immediate basis, and, therefore, a number of such recommendations would be of a long-range nature.

Moreover, in view of the long-range nature of the Plan and the fact that the foundation of the Plan is conditioned by community values, attitudes and desires which change over time, periodic review of the Plan is necessary in order to ensure consistency with any such change.

THE POLICY PLAN

Following is a presentation of the Policy Plan, consisting of goals, objectives, policies and implementation directives. These are offered in response to the issues and problems identified in Arlington. It should be pointed out that the citizen statements which appear at the beginning of this report are also a part of this policy plan.

As a directional statement and providing the basis of the Community Plan, the following general goal statement has been developed for Arlington:

GOAL: To improve the quality of life by providing a high quality living environment via promotion of the optimum degree of health, safety, efficiency, improvement of property values, well-being and beauty for all areas of the community.

In order to achieve this goal, the following objectives, policies and implementation directives are presented,

OBJECTIVE : A To preserve and retain Arlington's community identity,

POLICIES: A1 To preserve as much of Arlington's open space and agriculture as possible.

A2 To protect and preserve the character and historic importance of Victoria Avenue.

A3 To preserve Arlington's street trees which are a significant community resource.

A4 To protect and enhance the character of Poppy Hill.

IMPLEMENTATION

- DIRECTIVES: A1.1 Utilize and encourage the Planned Residential Development concept in areas where agricultural or open space preservation is desirable. This development concept has the flexibility of creating private open spaces which would provide opportunity for citrus and other open space preservation. The private open spaces which would result from the PRD approach would have the flexibility of preserving some citrus trees or would provide a good relationship and transition to any citrus groves already acquired for preservation purposes (see Figure 10, page 48). An additional advantage is that, because of higher densities and savings in construction, PRD's have a potential for creating lower cost housing. Moreover, the variety of housing types that would result would provide a wider range of choice in terms of housing and living environments. (This Directive also relates to Policies A2, B1, and C3.)
- A1.2 The purchase-lease back of citrus groves should be investigated, especially along Victoria Avenue. This would entail the city's purchasing the groves and leasing them back, at subsidized rates, to interested persons willing to maintain the groves.
- A1.3 The city should investigate the outright purchase of citrus groves in critical areas (such as adjacent to Victoria Avenue) in order to preserve their historic value. Perhaps the functional aspects of the groves could be combined with passive recreation to maximize utilization of such areas (e.g., a linear park).
- A1.4 Another method by which at least the flavor of citrus production could be retained would be to require by ordinance that a certain number of rows of citrus trees be preserved in single-family or multiple-family developments. Provisions would have to be made to ensure continued maintenance of the trees.
- A2.1 Implement and update the Victoria Avenue Plan.
- A2.2 Retain the feeling of adjacent citrus groves by acquiring most or portions of them for visual and recreational purposes. This could be accomplished through purchase-lease back arrangements; public acquisition for a linear park along Victoria Avenue with the primary purpose of preserving the citrus groves; or by providing density and other incentives to developers who would in turn dedicate portions of the groves to the city.

IMPLEMENTATION

- DIRECTIVES: A3.1 Street trees should be regularly trimmed and maintained to enhance their appearance and longevity.
- A3.2 During any street widening or other types of public works projects, prime consideration should be given to the preservation of street trees. Citizens within the area should be given adequate notice of any intended removal of street trees.
- A3.3 The Environmental Impact Report (EIR) process should be utilized wherever possible.
- A3.4 The drafting and adoption of a street tree ordinance prohibiting the removal of certain diameter trees (perhaps four inches) without special approval should be accomplished. A draft has already been started by city staff which should be reviewed, updated, modified, completed, and made ready for adoption.
- A3.5 During the development review process, ensure that new development respects existing trees of significant size as much as possible.
- A4.1 Continue to encourage low density residential development in and around Poppy Hill by increasing the area of low density designation on the General Plan to include adjacent large lot development (see Figure 7, page 40).
- A4.2 The Planning Department should ensure that during grading permit procedures the site design of residential development conforms to the natural terrain and considers the visual aspects both from within and without the area.
- A4.3 The widening of Tyler Street in the future should not be undertaken in order to preserve the existing character of Poppy Hill and instead other alternative transportation corridors should be investigated.

OBJECTIVE: B To improve housing opportunities in Arlington.

POLICY: BI To assist in and seek means to reduce the cost of housing.

IMPLEMENTATION

- DIRECTIVE: BI.1 Staff should investigate the feasibility of utilizing the density bonus concept. This would allow the developer to build at higher densities in exchange for providing some housing units at lower cost (typically those units that are allowed in excess of

standard allowable density, in other words, the "bonus" units); or in exchange for reducing the housing unit costs over the entire development (some of the extra allowed housing units and the profits derived therefrom would help to reduce individual unit costs).

- BI.2 Rehabilitation of existing housing in poor condition could be a potential alternative to providing lower cost housing for the housing market.
- BI.3 Support and encourage property tax legislation favoring fixed income households.

OBJECTIVE: C To improve existing housing conditions in order to provide more adequate shelter.

- POLICIES:
- C1 To improve Arlington's existing housing stock.
 - C2 To increase the existing level of property maintenance.
 - C3 To encourage a greater variety of housing types in Arlington.
 - C4 To provide carefully monitored housing assistance and explore new ways of providing such assistance to needy families.

IMPLEMENTATION

- DIRECTIVES:
- CI.1 Work towards rehabilitation of existing deteriorating and dilapidated housing units using existing rehabilitation programs, as well as exploring new programs. Rehabilitation programs which might be explored for use in Arlington might include a rehabilitation rebate (using HCD or other dollars, the city pays rebates to those who have made home improvements), or interest reduction grants (non-repayable grants to reduce the market interest rate).
 - CI.2 Expand and innovate in the area of code consistency programs. The city might consider different, more acceptable approaches to code consistency, e.g., mandatory certificate of inspection (require all sellers of residential property to have premises inspected for compliance with codes); occupancy permit system (units are inspected every time there is a change of occupant); or a rental housing licensing program (rental units are inspected and required to meet code requirements. Re-inspections are done on a complaint basis after the initial survey or when the lease is due for renewal).
 - CI.3 Continue to issue mini-grants to senior citizens for home improvement. This program consists of issuing grants to senior citizens to make repairs around their homes.

- C1.4 Investigate the possibility of utilizing retired citizens as contractors in home improvement programs in order to save costs and to effectively employ a segment of Arlington's senior citizen population.
- C2.1 Investigate property maintenance ordinance possibilities such as enforcing the present ordinance or drafting a new ordinance.
- C2.2 Reinforce the existing city policy regarding the abatement of abandoned vehicles and junk storage and improve enforcement procedures.
- C2.3 Create homeowners' associations in local neighborhoods to assist in property maintenance.
- C2.4 Expand the annual clean-up campaign into a clean-up, paint-up, fix-up program. Such an annual program should be well organized and should involve the city, Chamber of Commerce, and civic groups. Free hauling services for large unwanted items should be provided. The Chamber of Commerce should arrange paint and building materials sales to coincide with the annual program. Work parties involving civic and youth groups could be organized to assist senior citizens in the improvement of their homes.
- C2.5 The city should prepare a home maintenance pamphlet to be distributed to all residents of the community. Such a pamphlet should discuss basic sprinkler design, some landscaping ideas, a list of low maintenance hardy plants, and basic tips on other home improvement subjects.
- C4.1 Utilize a carefully monitored Section 8 Housing Assistance Payments Program which subsidizes rent payments of needy families, but gives them the flexibility of living where they want in the community.
- C4.2 Support and encourage subsidies of housing-related expenditures to senior citizens and others on fixed incomes such as utility rate and property tax rate reductions.

OBJECTIVE: D To meet the parks and recreation needs of the Arlington community.

POLICIES: D1 To improve the functional aspects of Arlington Park.

D2 To improve the recreational opportunities in South Arlington.

- D3 To enhance recreational opportunities in the area between Magnolia Avenue and the Freeway,
- D4 To develop an inter-community trail system.

IMPLEMENTATION

- DIRECTIVES:
- DI.1 Purchase or acquire adjacent property to increase the size of the park, thereby permitting the construction of additional facilities.
 - DI.2 Utilize HCD funds, other sources of funding, or investigate other means of property acquisition such as land trades, leasing, etc.
 - D2.1 Construct Harrison Park as soon as possible.
 - D2.2 Investigate other means of achieving construction of Harrison Park such as the possibility of using Economic Development Administration (EDA) grants. EDA grants are made available under the Public Works and Development Act of 1963 and can be used for planning, technical assistance, business loans, and public works. Requirements are that the proposed project is part of a comprehensive economic development program to reduce unemployment. The 1976 Public Works Act should also be investigated.
 - D2.3 Conduct a survey of the area or achieve some other method of citizen input into determining the types of recreational facilities most suitable for Harrison Park and Arlington Park. (This Directive also relates to Policy DI.)
 - D3.1 Relocate the future Primrose Park to the vicinity of Diana Street and Harrison Street.
 - D3.2 Schedule construction of Primrose Park in the Capital Improvement Program.
 - D4.1 Utilize the Riverside Water Company Canal right-of-way and investigate the role the Canal plays in draining adjacent properties prior to terminating its present irrigation function.
 - D4.2 Create a combination hiking and bridle trail plan and investigate sources of funding.
- OBJECTIVE: E To enhance the Arlington Downtown Business District and make it a more viable commercial entity.
- POLICIES: EI Downtown Arlington should be revitalized in an incremental manner.

- F2 To improve shopper circulation and parking opportunities in Downtown.
- F3 To reinforce Downtown's identity as being separate from the commercial strip along Magnolia Avenue and Van Buren Boulevard.

IMPLEMENTATION

- DIRECTIVES: E1.1 Develop a redevelopment/specific plan for Downtown Arlington. The purpose of this plan would be to analyze more closely on a lot-by-lot basis the problems of downtown, offering specific design solutions. Moreover, recognizing that revitalization can occur only incrementally in light of limited resources, such a plan would facilitate a unified approach to design, beautification and overall revitalization. In addition, a phasing plan should also be part of the redevelopment/specific plan.
- E1.2 Physical improvement of downtown can occur in three different ways: 1) improving the existing structures and working on beautification; 2) replacing existing buildings with new ones, using the redevelopment process; or 3) a combination of redevelopment and face-lifting. Regardless of the alternatives ultimately selected, the following specific actions would be appropriate although some have been tried on a very limited scale:
- Develop an architectural/design theme which is flexible enough to allow design variation. The primary aim would be to create harmony and consistency between colors and textures utilized, as well as ensuring design compatibility.
 - Develop attractive area identification signing.
 - Create a better cross-section of retail services to better serve the needs of the community, recognizing that downtown can best function as a community commercial center in view of nearby Tyler Center.
 - Develop a landscaping plan, utilizing attractive plant materials and creating inviting pedestrian and sitting areas.
 - Work with the businessmen to improve rear entrances and front facades in instances where rehabilitation of structures has been determined to be appropriate.
 - Sidewalk beautification, utilizing different textures.
- E2.1 Create a back-loop system by introducing a street parallel to, but south of Magnolia. This would facilitate traffic movement in and around Downtown and would make rear parking more accessible (see page 50).

- E2.2 If area beautification and face-lifting are determined to be most appropriate in some area of Downtown, the rear parking lots should be made more visible to traffic on Magnolia. This could be accomplished by removing some of the existing buildings and creating attractively landscaped parking lot entrances (see Figure 11). Attractive, but readily noticeable parking signs would also be necessary.
- E2.3 The redevelopment process could be utilized to construct new buildings, parking facilities and a back-loop street system (see Figure 12).
- E3.1 Replace all "Service-Commercial" land use designations along Magnolia with "Retail Business and Offices" to provide a more retail-oriented business district. Such would discourage the types of commercial uses not generally suitable for a downtown area (such as storage yards, lumber yards, etc.).
- E3.2 Encourage office development as transitional areas between Downtown and the remainder of the commercial strips of Magnolia Avenue and Van Buren Boulevard. This could be accomplished by designating the area around Riverside General Hospital and the area on Van Buren south of Downtown as "Offices Only."
- E3.3 Develop an architectural design theme which would set forth criteria as to use of texture, colors, and landscaping and design concepts in order to achieve a unique visual character.

OBJECTIVE: F To improve circulation and expedite traffic through the community.

POLICIES: F1 To increase the efficient movement of traffic on Van Buren Boulevard.

F2 To improve transportation opportunities for lower income groups, the elderly, handicapped and disadvantaged.

IMPLEMENTATION

DIRECTIVES: F1.1 Re-prioritize the construction of a grade separation at the railroad tracks which is currently in the Capital Improvement Program.

F1.2 Beautify Van Buren Boulevard.

- F1.3 Investigate an alternate, regional route to the freeway system to expedite traffic from Lake Perris and other recreational areas and facilitate their access to the Riverside Freeway. This would reduce the impact such traffic would have on Arlington.
- F2.1 Expand the scope of the demand-response Special Services Mini-Bus System to include low income groups as an eligible user group.
- F2.2 Investigate alternative means to widely publicize the availability of this service.

THE LAND USE PLAN

The Community Plan has thus far focused on community issues which can be readily articulated through policy statements. Land use issues, on the other hand, are more difficult to discuss at such a level and, therefore, require discussion in a different manner, hence the purpose of this section.

The Land Use Plan consists of a graphic portrayal of land use-related recommendations (see Figure 7) and a narrative describing the graphic plan. Within this narrative, land use opportunities, as well as implementation actions, are discussed.

The Land Use Plan should be viewed as an extension of the Policy Plan because, like the Policy Plan, it presents policy, albeit in a different manner, i.e., graphically. Upon adoption of the Community Plan, the Land Use Map becomes city policy and the accompanying text serves to provide additional guidance. The following is a description of areas of the Land Use Plan which represent the primary land use recommendations. It would be helpful to compare the proposed Land Use Plan (Figure 7 on the next page) with the existing General Plan (Figure 6 , page 24).

1. The County Farm Area around Riverside General Hospital.

The area is currently designated by the General Plan as "Medium High" and "Medium Low" Density Residential and "Large Public and Institutional." The "Large Public and Institutional" designation should be expanded and the Residential designations reduced in area. The county has no definitive plans for the County Farm property and until such time that they do, the Institutional designation would function more or less as a "holding" designation, permitting enough latitude for a wide range of development opportunities.





The city should work with the county in developing a plan for the County Farm area. This would eliminate the uncertainties regarding the property's future and would facilitate planning for the needs of the immediate area. A new street system serving the interior of the County Farm area should be part of the Plan.






ARLINGTON LAND USE PLAN

Legend

RESIDENTIAL

-  LOW DENSITY 1-6, avg. 3
-  MED. LOW DENSITY to 8; avg. 4
-  MED. HIGH DENSITY to 16; avg. 12
-  HIGH DENSITY to 30; avg. 20










COMMERCIAL

-  OFFICES ONLY
-  RETAIL BUSINESS / OFFICE
-  MEDICAL


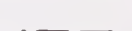
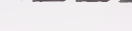


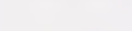
INDUSTRIAL

-  INDUSTRIAL PARK

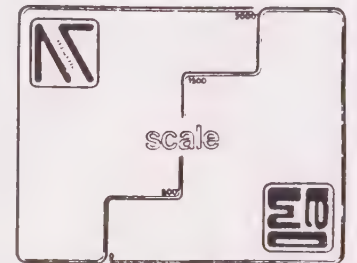
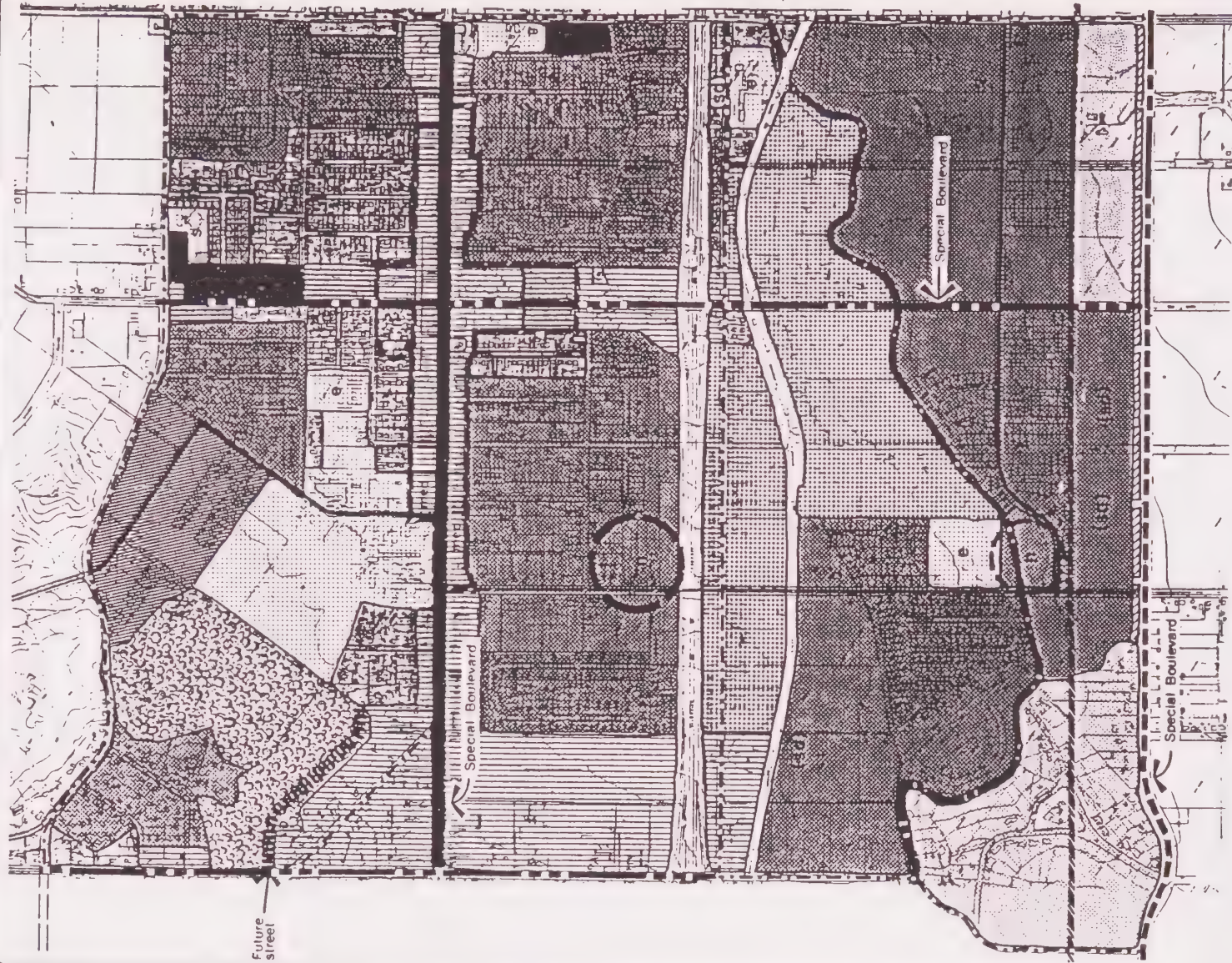
PUBLIC

-  LOCAL PARKS n - NEIGHBORHOOD
c - COMMUNITY
-  PROPOSED PARK/EXPANSION
-  REGIONAL PARK
-  TRAILS PEDESTRIAN BRIDLE BIKE
-  LARGE PUBLIC/INSTITUT.
-  SCHOOLS e - ELEMENTARY
s - SPECIAL
- (sd)** SPECIAL DEVELOPMENT
-  REDEVELOPMENT PROJECT AREA (proposed)
-  EXISTING VICTORIA AVE. PLAN
-  CRITICAL STUDY AREA

CIRCULATION

-  66 ft SECONDARY
-  80 ft SECONDARY
-  88 ft MAJOR
-  100 ft MAJOR
-  110 ft MAJOR
-  134 ft MAJOR

arlington
 community
 plan
 city of
 Riverside
 Figure 7
**LAND USE
 PLAN**



2. The East Side of Harrison Street, North of Magnolia.

Current general plan designations include "Medium High Density Residential" and "Large Public and Institutional." The latter designation should be expanded to include parcels which the county now owns and utilizes for county functions.

3. The Commercial Strip Along the North Side of Hole Avenue.

The existing General Plan illustrates this area as "Retail Business and Offices." This designation should be retained. However, certain considerations should be given to constraints and opportunities in the area during development. Kidd Street, serving the rear of the designated commercial street, is at present not improved. A new circulation system to serve the County Farm area should be introduced in order to accommodate the proposed community park as well as the proposed multi-family densities and county facilities. Kidd Street would be a part of this system, which would facilitate commercial development circulation of the area.

An opportunity that should be explored for this area would be a mixed-use concept. This would essentially be a high quality, planned, mixed use development consisting of a variety of land uses. In this particular area the mixture of residential, offices and retail businesses should be investigated. If properly done, mixed use development could be an attractive and interesting environment. This concept is not new. It has been a common land use occurrence in Europe for centuries. Here in the United States, and especially locally, it is a relatively new concept, however, and consequently there are few good examples of mixed use developments. In view of this, it would be appropriate at this time for staff to just investigate the concept's merits, advantages, disadvantages, and applicability in this area. New zones and development standards may have to be drafted in order to make it work.

4. Arlington Park.

The Land Use Plan of the Community Plan envisions the expansion of Arlington Park. The Policy Plan contains this recommendation (see page 35).

5. Magnolia Avenue between the General Hospital and a Line Just East of Muir.

The current general plan designation is "Service Commercial." Because of this area's close proximity to the hospital and the apparent need for hospital support facilities, medical offices are envisioned for this area. There are currently no other provisions for such around the hospital. In order to accomplish this, the area should be redesignated "Retail Business and Offices." This would also provide a better transition between Downtown and the Tyler Mall area.

The redevelopment process might be a good tool to use to facilitate and stimulate this type of development.

6. Van Buren Boulevard and the California Avenue Extension.

Change the currently designated "High Density" residential area on the west side of Van Buren to "Offices Only" and "Medium High Density Residential." The small lot sizes that exist would limit the development of high density residential, and a reduction in density would ensure higher quality development. Multiple family development as permitted in the R-3-40 zone is envisioned (in other words, the lower end of the Medium High Density range of nine to sixteen dwelling units per acre). The area's location on a major street would ensure adequate circulation.

Office development at the northerly portion of the area would provide a pleasing entrance into the community, and the location adjacent to a major street would facilitate access and efficient traffic movement.

This entire area abuts a single-family residential area. This, in conjunction with the small lot sizes, creates limitations which require special design considerations. Adequate landscaping buffering between the adjacent residential area and the office development, as well as lot consolidation, would appear to be necessary. In addition, an alley system would greatly aid in providing efficient circulation and access.

One approach which the city might use which would consider all of the above needs is illustrated in Figure 8. Depicted is an incremental approach to obtaining uniform continuous parking facilities, parking accessways, and landscaped buffers. As the sketch illustrates, only "one way" exit driveways are allowed on Van Buren Boulevard. Each property owner would submit a plan which should

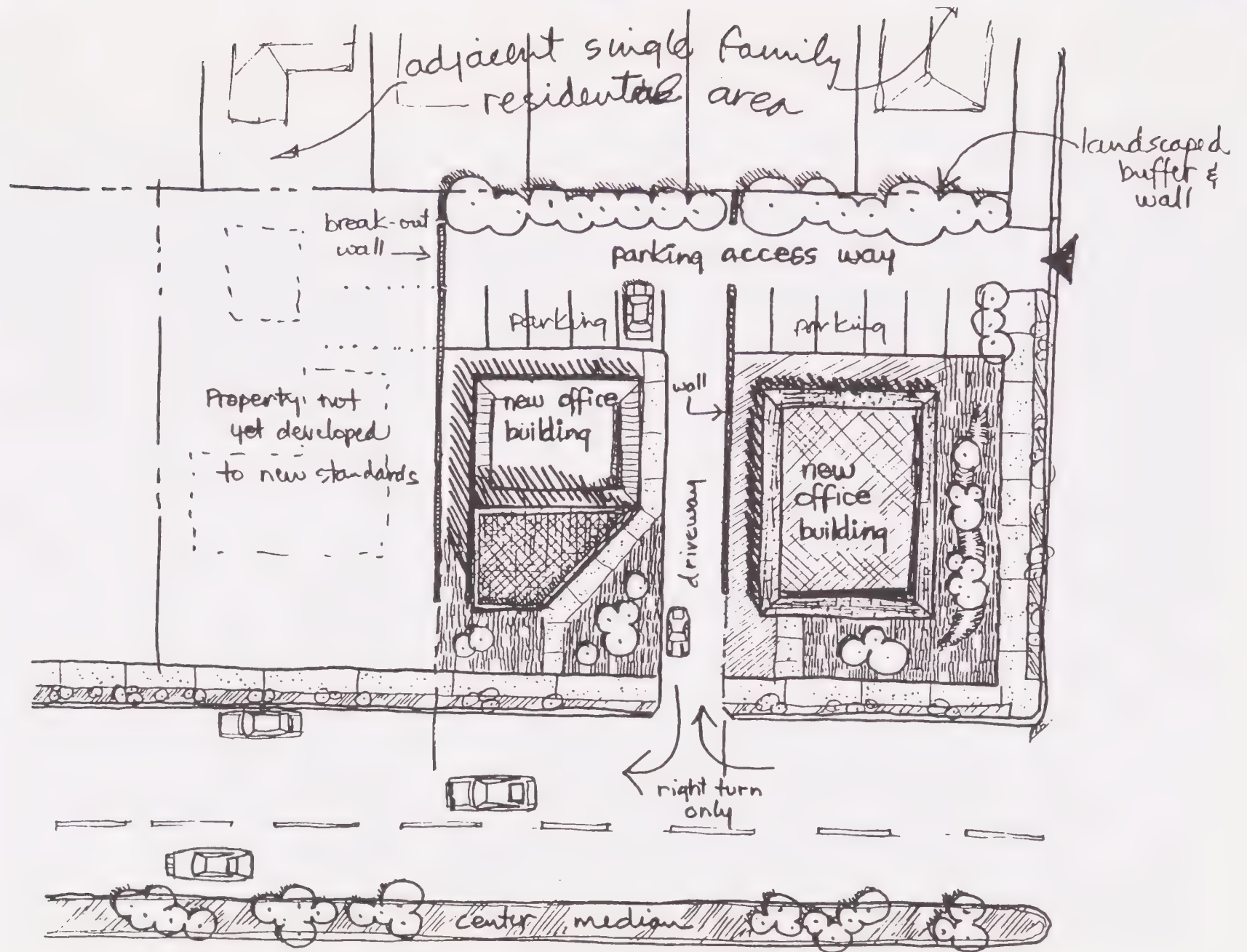


Figure 8

Incremental Approach to Uniform Parking Facilities

be generally consistent with his neighbor's relative to parking, parking accessway location, and landscaped buffers. All parking lots and driveways must match his neighbors. Where a neighboring property has not yet developed in this manner, a break-out wall is temporarily used in the parking accessway until that neighboring property is developed in the same manner. The break-out wall could be easily removed to continue the uniform parking lot configuration. The end result would be the equivalent of an alley way with off-street parking provided. This process could only work, however, in conjunction with a design review process.

7. Roosevelt Street South of Magnolia.

The existing general plan designation is Medium Low Density Residential. Existing zoning is, however, R-2 and some R-3. The result is a mixture of single family homes, duplexes, and some apartments. In view of this existing transition to a higher density and the close proximity to Downtown, it would be appropriate to increase the density to Medium High residential, utilizing the R-3-30 zone. In view of the sizes of lots, however, lot consolidation would be required to achieve quality development.

8. The Proposed Primrose Park.

This park should be relocated to the vicinity of Harrison Street and Diana Street. This appears in the Policy Plan, page 35.

9. The Area Bounded by Tyler Street, the Freeway, Jackson and the Railroad Tracks.

Current general plan designations include High Density Residential, Industrial, and Service Commercial.

In view of the noise environment created by the freeway and railroad, suitability and desirability of the area for residential use is very limited. The area is better suited for more intense uses such as commercial and industry. However, in order to somewhat protect Hawthorne Elementary School, some residential use is retained. However, a lower density (Medium High) is envisioned for this area in view of the existing small parcels which are not suitable for proper high density residential development. Even with the Medium High Density designation, the small parcels would impose design limitations, however. Lot consolidation should occur, and a PRD approach might be encouraged which, because of greater flexibility, could maximize the utilization of land in this area.

The area designated Service Commercial should be redesignated "Retail Business and Offices." Its close proximity to the Tyler Mall complex, as well as freeway exposure, make this location suitable for freeway-oriented business. A hotel/motel-restaurant complex is envisioned within this retail area.

The remainder of the area between the freeway and railroad is highly suitable for quality distributive warehousing-transportation type industry. Convenient location and access to major transportation routes are its main advantages. The industrial uses are envisioned to be of the light intensity type, subject to high development standards to ensure a pleasing appearance and compatibility with the surrounding area. Characteristics of this type of industrial park development would include building exteriors which have pleasing architectural design; screening of parking lots and loading areas; and extensive landscaping. Figure 9 illustrates a typical industrial park development. Care must be exercised in imposing high development standards. Such standards should be high enough to result in aesthetically pleasing development, but should not be so high as to discourage industrial development from locating in Arlington.

The existing Manufacturing Park Zone would be suitable for use within this area. For the smaller parcels, new development standards would have to be created, however.

The city might also consider including the entire area between the freeway and railroad tracks into the redevelopment project area. The problems within this area are significant enough to warrant such investigation (e.g., small parcels and the need to consolidate, noise factors, odd shaped parcels, mixed uses, etc.).

10. Van Buren South of Magnolia and North of the Freeway.

This area is currently designated Service Commercial. The area is at the present time designated and zoned commercial, yet no significant commercial uses have established. Rather a mixture of single-family residential, duplexes, and small commercial uses can be found.

It is recommended that this be changed to "Retail Business and Offices" between Primrose Street and the freeway, as well as south from Downtown Arlington to a line approximately 400 feet south from the alley serving businesses on Magnolia. This would encourage more desirable highway-oriented commercial uses near the freeway and more retail-oriented uses in Downtown.

North of Primrose Street, generally from a line 400 feet south of the alley serving Magnolia to a line approximately eighty feet north of Primrose Street, an "Offices Only" designation is recommended. This would separate Downtown from the remainder of the commercial strip along Van Buren, reinforcing its own identity,

There is a limited market for offices in the Arlington area because it is not a logical office area. The types of offices that would be attracted would be the small professional type such as family counseling, real estate, etc. In order to

stimulate office development, such would need to be subsidized. This area being within a proposed redevelopment project area would facilitate such subsidy. Property could be bought by the Redevelopment Agency at current market prices and then written down substantially in order to attract developers.

11. Poppy Hill.

This attractive scenic resource and focal point is currently designated Low Density Residential. In order to retain its character, this designation should be expanded to include the adjacent area which is of similar character, quality and lot configuration. This would also assist in the preservation of the character of Victoria Avenue (see Policy Plan, page 31).

12. The Riverside Water Company Canal.

The function of this irrigation water facility may be terminated in the near future. This would present excellent opportunity for the creation of a hiking and bridle trail system (see Policy Plan, page 35).

13. Special Development Opportunities.

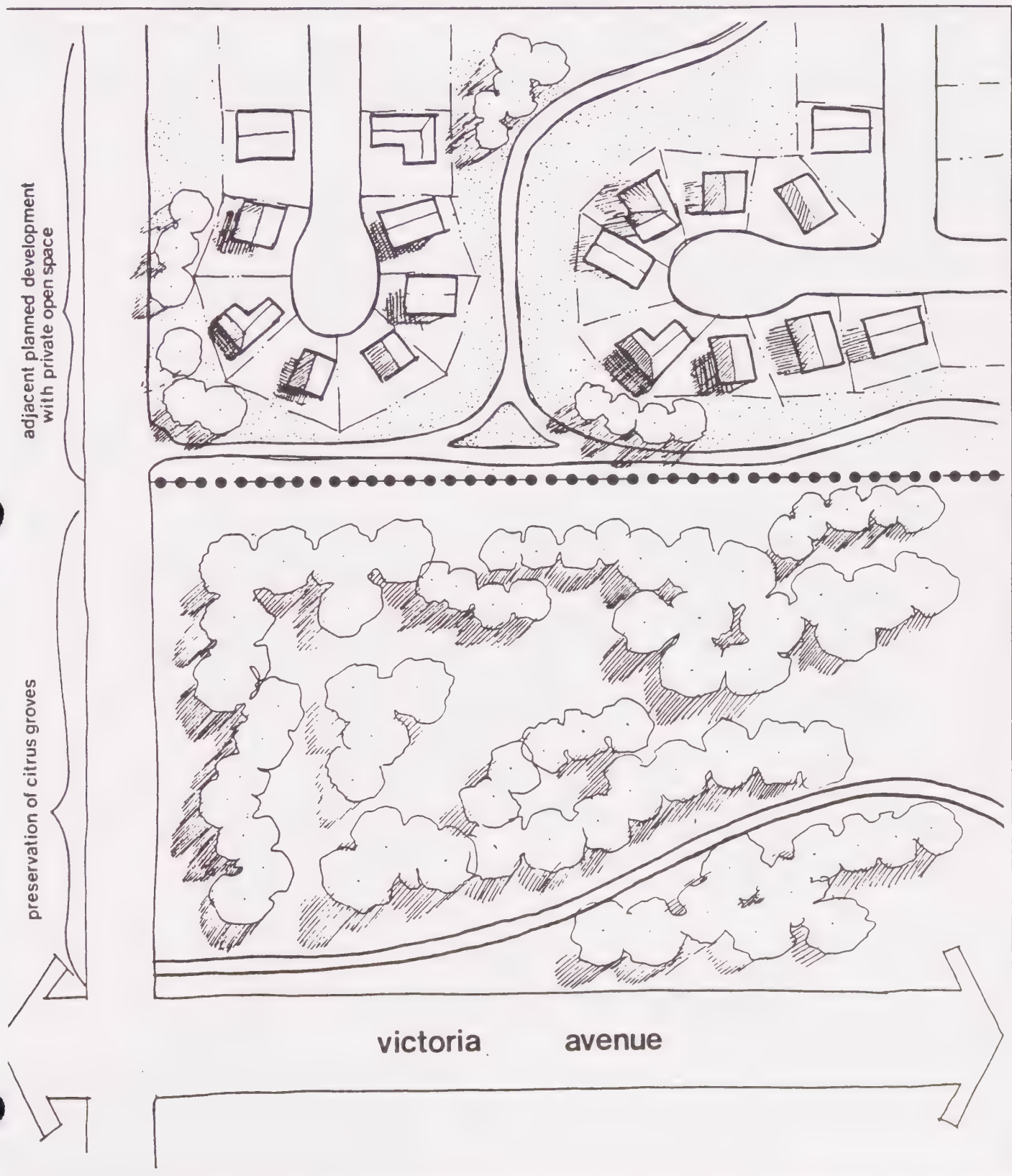
Some areas on the Land Use Plan have been designated (SD), Special Development. These would be areas which have unique conditions (such as small parcel sizes, odd shaped areas, noise problems, etc.), requiring special development considerations or which have planned residential development (PRD) opportunities. Some of these areas have already been discussed during the course of explaining the Plan. Following is a discussion of the remaining SD areas indicated on the Plan.

The Area Abutting the Victoria Avenue Corridor--The character of Victoria Avenue is of historic and visual importance which should be preserved. This would be an important consideration for new development occurring adjacent to Victoria Avenue or the citrus groves existing along Victoria Avenue. The PRD concept might be encouraged in these areas because the private open space which typically results from PRD's would relate well to the character of Victoria Avenue. This concept is illustrated in Figure 10.

Tyler Street South of the Railroad--The PRD concept should be encouraged in the area adjacent to the railroad. Planned developments have the inherent flexibility of being able to more readily mitigate noise impacts on its residents. The common private open spaces which would result would be conducive to the construction of exterior noise attenuators such as berms, walls, and/or vegetative barriers. Other areas where the PRD concept might be encouraged primarily to facilitate noise mitigation would be residential property along the freeway, particularly the vacant parcels on Diana Street between Ross Street and Van Buren Boulevard.

Figure 9

Relationship Between Development & Citrus Preservation Area



14. The Proposed Redevelopment Project Area

This area has been delineated on the Land Use Plan on the basis of the following criteria:

Building locations at front property lines

Parking problems

Access problems

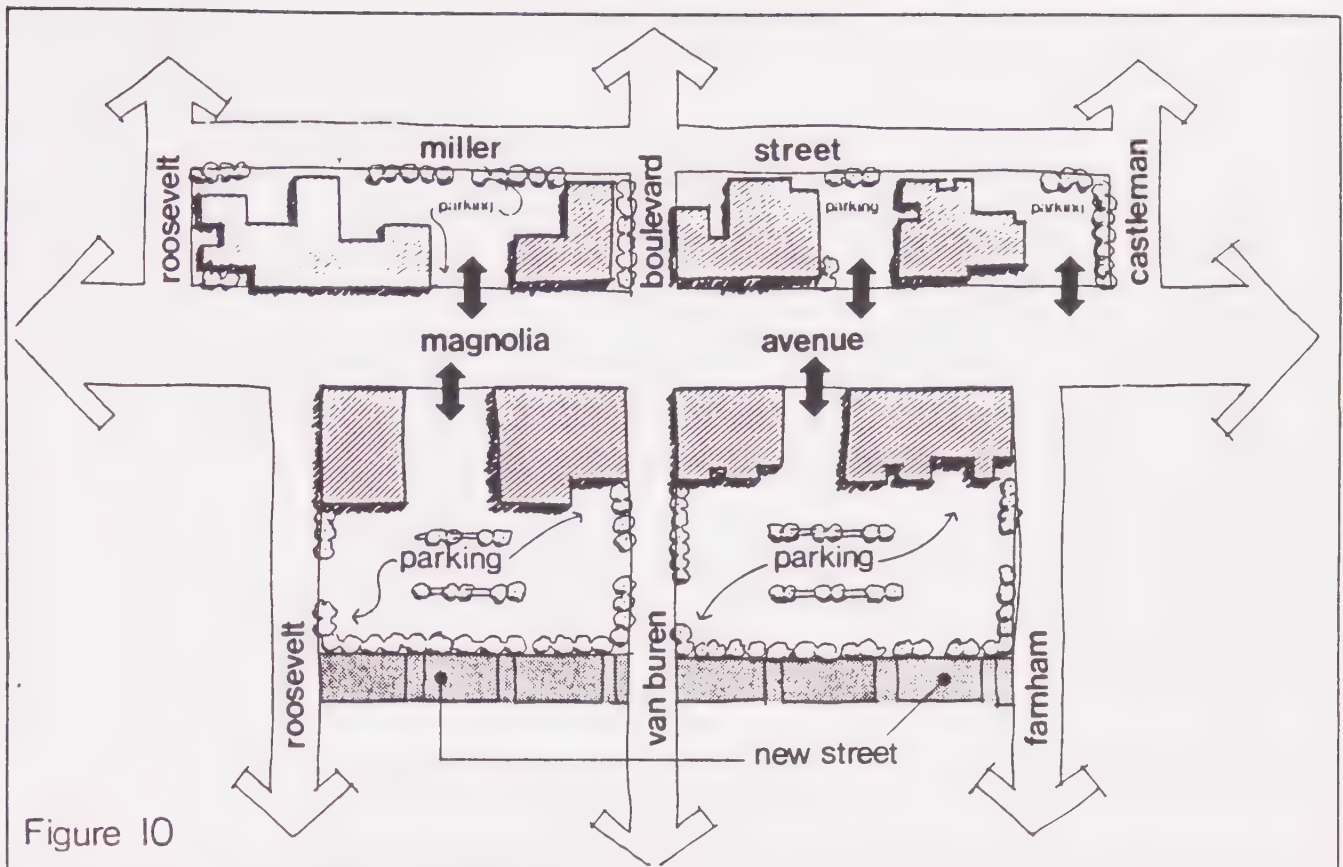
Inadequate circulation

Areas designated as Office which could benefit from the Redevelopment Process

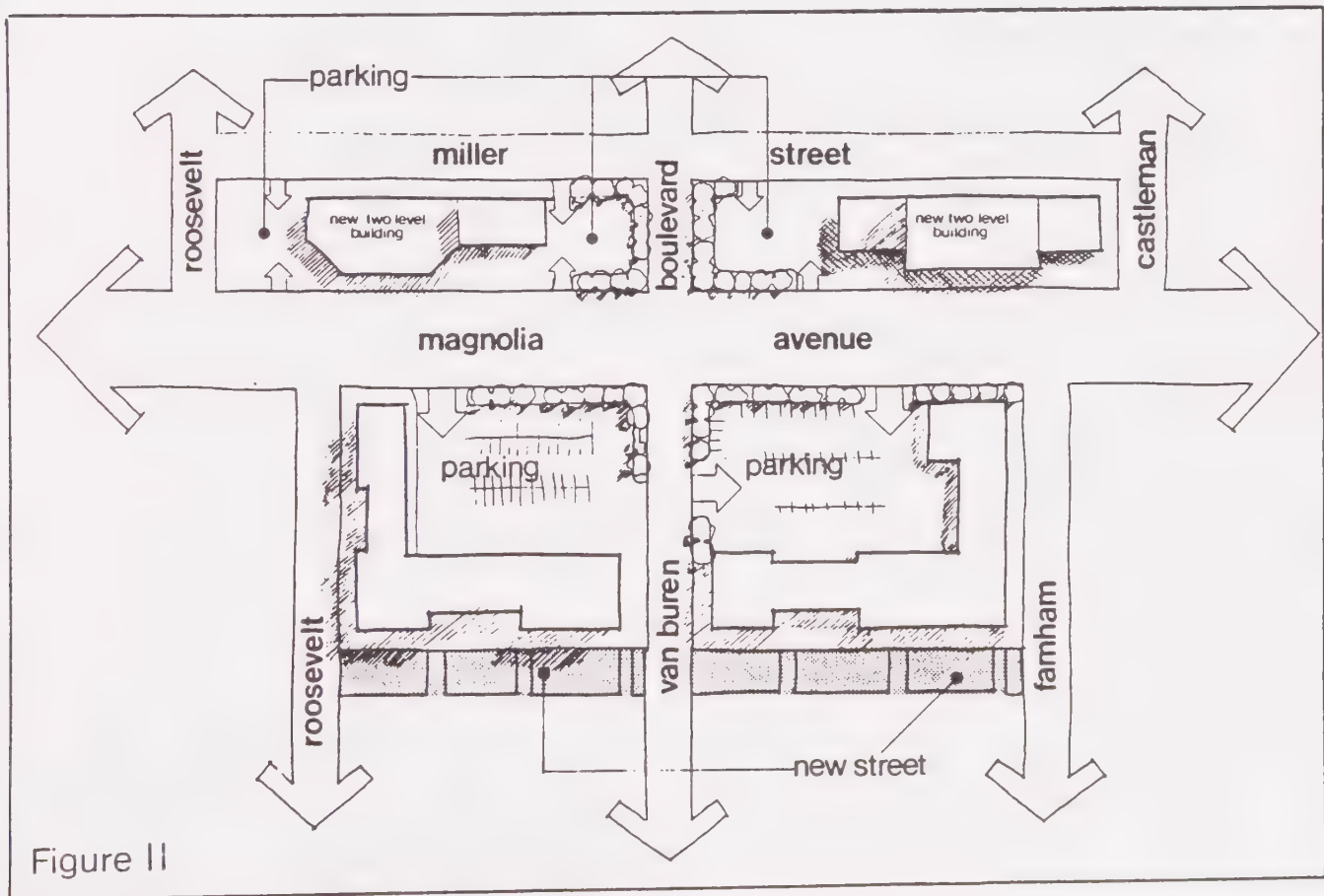
Visual aesthetics

The Redevelopment Project area encompasses an area of the Arlington Business District where specific planning and the redevelopment process could be utilized as a revitalization effort. The Policy Plan, page 36, has discussed the specific actions that could be taken to revitalize Downtown. Figures 11 and 12 illustrate two alternative concepts for Downtown. Alternative A essentially depicts a face-lifting approach, working with the rehabilitation of existing structures. Major elements that should be part of this approach include:

- a. Establishing an architectural/design theme to ensure harmony and compatibility among the various components of Downtown by setting forth criteria for colors, textures, design and landscaping concepts. This should be flexible in order to allow for design variation and individuality.
- b. Creating an attractive shopper environment through the use of extensive landscaping.
- c. Developing a sign program which would result in attractive store identification, yet considering human scale.
- d. Opening up the rear parking areas to the front by removing buildings which are dilapidated. Parking access would be improved, and those parking areas will, therefore, be better utilized.
- e. Improving visually the rear entrances of the stores.
- f. Creating a new street south of Magnolia between Farnham and Roosevelt.



Downtown Functional Alternative A



Downtown Functional Alternative B

Alternative B illustrates a concept utilizing the redevelopment process. Existing structures would be replaced with new buildings and parking located in areas where they are more visible and accessible. A design theme and landscaping plan would also be necessary in order to ensure that Downtown achieves a distinct cohesive identity. This alternative should begin with a pilot project to ensure the success of the venture and to stimulate other interest in the area.

15. The Area Between Ross Street and Harrison Street.

This area is characterized by deep lots which extend as much as 400 feet in depth. Only the front portions are utilized, resulting in underutilization of land. Figure 13 shows an example of how such deep lots could be better utilized. Better use of the deep lots could be accomplished in a number of different ways. Some alternative opportunities would include:*

- a. Purchase of the land by a developer who would develop a subdivision generally as depicted in Figure 13.
- b. Owners of the individual parcels would be required to have plans that are consistent with their neighbors if they want to develop the rear of their property. This concept has been explained on page 42 and illustrated in Figure 8, although in this instance it would be residential, rather than commercial.
- c. The owners would jointly form a homeowners association. Owners would deed the rear portions of the parcels and create a mini-park which would thus be owned jointly by all participating property owners. A special assessment district would then be created to take care of maintenance. The green space would add great amenity to the existing housing units which would be reflected in increased property values. Obviously this approach entails extensive cooperation between property owners.
- d. Another approach might be one which is similar to item "C," but rather than developing a park, the homeowners association would build a housing complex such as a condominium or apartment complex. The revenues derived from such a venture would obviously flow to the participating property owners.

* It should be noted that since the portion of this area easterly of Primrose Drive is currently proposed to be developed as an R-2 subdivision (Zoning Case R-24-756 and Tract Map T-8837) the above alterations need only be considered for this portion of the area if the above map and rezoning case are not finalized.

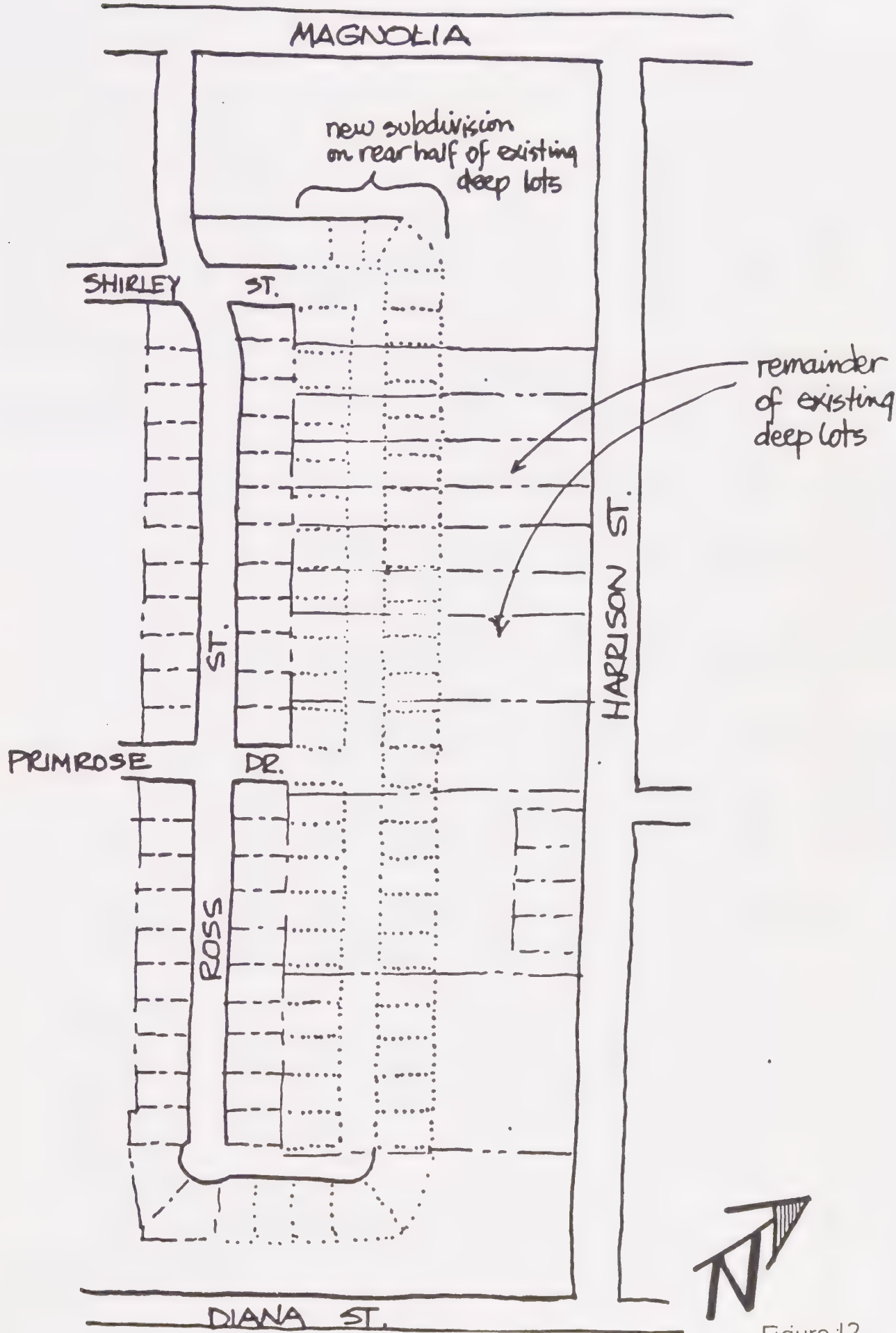


Figure 12

More Effective Utilization of Deep Lots

F-3 ARLINGTON HEIGHTS

CHAPTER 4. IMPLEMENTATION PROGRAM

Full implementation of the concepts and programs incorporated into the Arlington Heights planning program will require considerable effort and close cooperation between the public and private sectors over the life of the plan. A variety of implementation programs must therefore be available and operative at any given time to help achieve the objectives of the plan. As new technologies and implementation strategies are developed and refined, they should be reviewed in terms of their value in meeting the objectives of the Arlington Heights plan and used accordingly.

GROWTH MANAGEMENT PROGRAM

Figure 4.1 illustrates the growth management program which is recommended for the implementation of the Arlington Heights Plan and which also can be applied on a citywide basis.

The development process, within the growth management program, will have four major steps as follows:

1. Location and type of development should be reviewed for consistency with the City's General Plan and/or Specific Plans - an existing requirement of state law.
2. Impact of development should be reviewed by means of an Environmental Assessment or Environment Impact Report - an existing requirement of state law.
3. Timing suitability should be reviewed through application of the Residential Development Permit - Point System.
4. Development standards should be reviewed to insure that appropriate functional and aesthetic requirements are met in implementation - i.e. tentative and final subdivision maps and building permits.

For the four steps of the City's Growth Management Program outlined above, to work effectively, the following components must be functioning and interrelated as illustrated in Figure 4.1 and as follows:

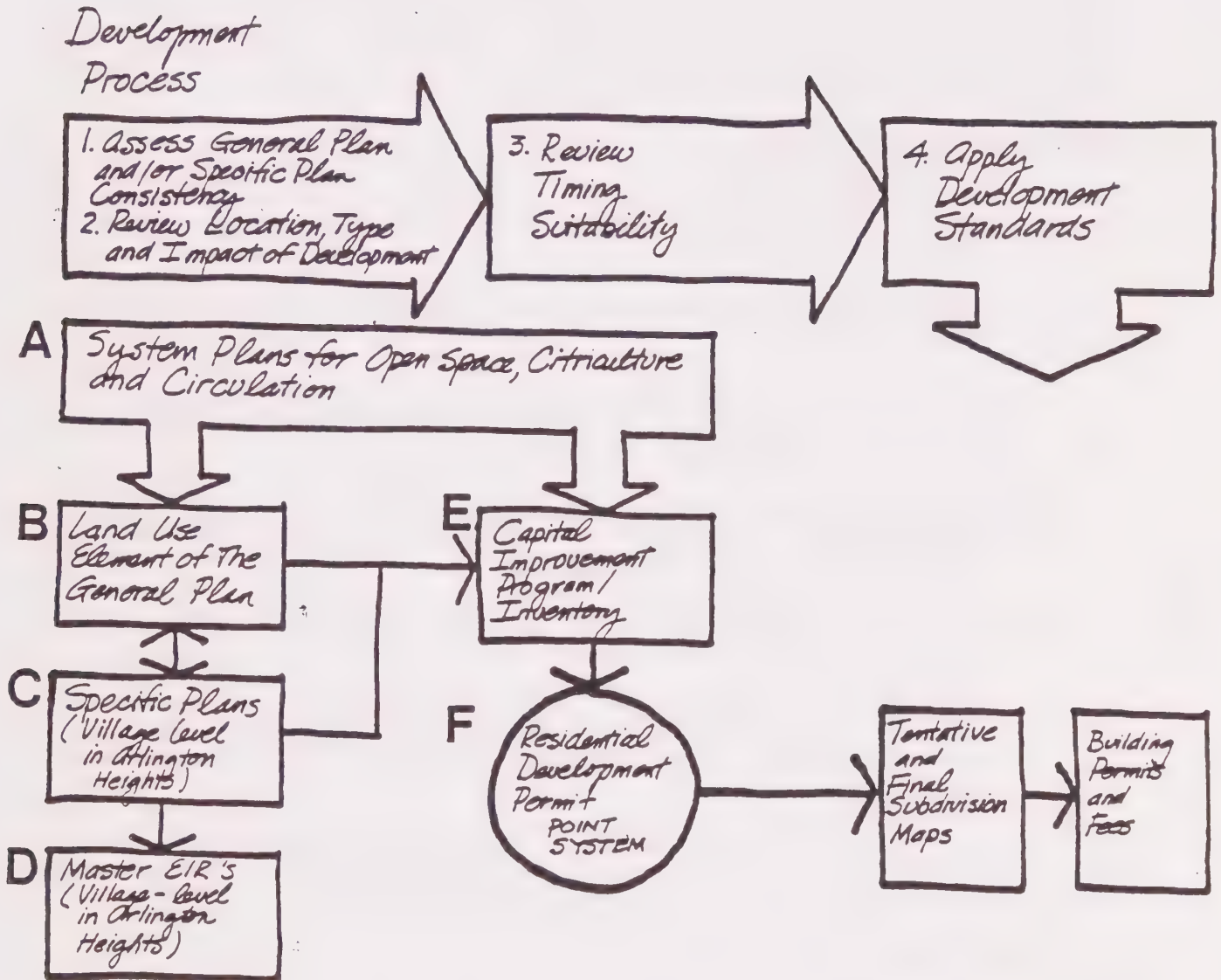
A. SYSTEM PLANS

In order to ensure the adequate implementation of the Arlington Heights Plan, detailed system plans for open space, citriculture and circulation need to be prepared. The following is an outline of the major considerations involved in implementing system plans for these areas of concern.

1. Open Space Preservation

As noted previously, there are two principal categories of Open Space which are proposed for preservation:

FIGURE 4.1: GROWTH MANAGEMENT PROGRAM



- Publicly accessible Open Space,
- Private Open Space with visual access to the public.

In order to preserve this Open Space, a number of acquisition and regulatory approaches can be used. Methods of acquisition include:

- Fee simple acquisition at market value. Fee simple acquisitions of Open Space could be financed through a combination of the following mechanisms:
 - citywide - a general obligation bond issue (by vote),
 - an assessment or improvement district bond issue/fee assessment,
 - an allocation of the City's Capital Improvement Budget from its General Fund,
 - state or federal grants,
 - in lieu development fees (Quimby Act Funds) - projected at \$700/acre unit given current fee schedule.
- Acquisition of Open Space easements or "rights",
- Dedications of land or Open Space easements,
- Reservations of land or Open Space easements for later acquisition.

Regulatory approaches to preserving open space include:

- Open space of preservation overlay zones (e.g. for floodplains, historical or visually significant areas).
- Development standards requiring setbacks, landscaping, etc.,
- Required dedications (e.g. for trail network right-of-way or for a set number of acres per dwelling unit),
- Required dedications of planned open space with transfer of development rights to assure equity.

These regulatory and acquisition approaches can be combined in a variety of ways to constitute a "strategy for open space preservation." In order to preserve the publicly usable open space, two significantly different strategies are possible:

Alternative 1:

The City could use a combination of federal grants (e.g. Bureau of Outdoor Recreation), state grants (Parks), revenue bonds (based on Mockingbird Park tourism), general obligation bonds (by citywide vote), and general funds (including fees) to purchase the open space system now.

Alternative 2:

The City could require right-of-way dedications for the trail system (e.g. 25 foot width); it could require reservations of the remaining open space network for future purchase; it could zone areas such as the floodplains and arroyos for open space; and it could revise development standards regarding park dedications and in-lieu fees. The City could then use the funds noted in Alternative 1 and additional assessment district funds to purchase the open space reservations.

The recommended approach is to immediately pursue Alternative 2 while continuing to put together the funding which would enable the City to implement Alternative 1 for the open space not dedicated. This represents a "least risk" approach which assures preservation of public usable open space for as long as possible until funds are assembled for purchase.

In order to preserve the important features of the open space which is not publicly accessible there are two significantly different strategies which are possible:

Alternative 1:

The City could purchase the land or open space rights through a combination of funds as noted in the discussion of usable public open space. This strategy has, in several recent cases, been supported by popular vote (Palo Alto, California; Walnut Creek, California), but it represents an expensive approach if the lands are not to be needed and opened up for public use.

Alternative 2:

The City could adopt zoning regulations, supplementing the existing RC (Residential Conservation) zone if necessary, which would permit limited low density development in critical areas while requiring preservation of the natural features of the hillsides and citrus groves (2 to 5 acre zoning and clustering); the City could also modify its development regulations regarding setbacks and landscaping (e.g. the subdivisions ordinance).

The recommended approach is to pursue Alternative 2 while conducting a survey to determine if sufficient voter support exists to propose a bond issue for either the hillsides or groves as suggested in Alternative 1. Although some open space and green belt features may be compromised by Alternative 2, it appears to be the most feasible strategy at this time.

Recommended Action Plan:

In order to implement the recommended strategies, the following action plan is proposed:

- 1) Develop a specific Open Space System Plan with mapped boundaries of the open space and alignments of the trail network.
- 2) Incorporate specific open space plans in the Specific Plans for each village.
- 3) Conduct a public opinion survey to determine public attitudes toward purchase of the publicly usable open space.
- 4) Apply appropriate zoning to the floodplains, arroyos where necessary to preserve their integrity.
- 5) Maintain the park dedication requirements and in-lieu fee schedule to raise necessary park funds.
- 6) Amend the subdivision ordinance to require dedications and improvements for the mapped and designated trail network as well as any subsidiary trails.
- 7) Amend ordinance provisions governing setbacks and landscaping to provide for an adequate setback line on Victoria Avenue to be reviewed in administering design overlay zones now existing for Victoria Avenue and in Specific Plan development and implementation. Similar provisions should also be established on Dufferin Avenue.
- 8) Pursue matching funds from Federal and State agencies to develop an adequate financing package for the public usable open space.
- 9) Define, as necessary, economic feasibility analysis of the tourism and revenue generating aspects of the Mockingbird Park proposal in sufficient detail to serve as the basis for implementation of a comprehensive funding program including bond issues, grants, fees and other sources.
- 10) Adopt and map low density residential resource zones for the hillsides and citrus groves.
- 11) Amend the subdivision ordinance as necessary to provide for reservation of open space for future acquisition within a reasonable period of time.

2. Citriculture Preservation

The Citriculture Feasibility report by Dr. William Wood of the University of California at Riverside (Appendix A) indicates that the retention of commercial citriculture under current economic conditions is highly unlikely without substantial public subsidy.

Dr. Wood's report, prepared in December, 1977, notes that cash costs of grove management are reported to average about \$400 per acre (fertilization, irrigation, pest and weed control, pruning and frost control) plus \$66 (management charge and overhead). Revenues are

reported to average about \$735 per acre (a yield of 350 field boxes per acre at \$2.10 per box). This yields a net average cash revenue of \$191 per acre. From the \$191 per acre, \$155 should be set aside for depreciation and replanting costs. This would leave \$36 per acre on the average to offset property taxes and capital investment. Since property taxes average \$210 per acre, commercial citriculture, under current conditions, is not considered feasible as a long-term permanent investment and use of the land.

For commercial citrus to be economically feasible, as a permanent use, would require an increase in yield (possible with improved technology and likely if air quality were to be improved), an increase in citrus prices (unlikely in short term), a reduction in cash costs of grove management (likely with water reclamation and possible with other public subsidies) or a reduced land value and tax burden (possible through Williamson Act, Agricultural Zoning, transfer of development rights, or higher front end fees for urban services).

To make the preservation of citrus an "economically viable use" on a cash only basis would generally require the elimination of most taxes and the consideration of the investment.

If commercial citrus does not become feasible in the future, the plan proposes preservation of some of the citrus (1,250 acres) through low density residential development. A limited portion of the citrus groves are also planned for incorporation into the Mockingbird Park proposal.

There are three types of proposed citriculture preservation areas:

1. Publicly owned - Mockingbird Park
2. Citrus residential
3. Commercial citrus areas with potential for future commercial viability.

To be effective these three types of planned agricultural preservation would have to be supported by the following types of program approaches:

- Fee simple acquisition of groves at market value. The land designation for agricultural preservation as citrus groves has a current market value of \$3,000 to \$15,000 per acre depending on topography and availability of urban services. Acquisition could be financed through:
 - Bonds (voter approved or revenue),
 - Sale of residential lots within the groves
 - Purchase of agricultural rights by the city with lease-back or contracting for grove maintenance and harvesting.
 - Dedication of citrus or agricultural rights in exchange for development rights.
 - Agricultural zoning - low density zoning (5-10 acre) based on soil value as a critical resource.

- Citrus preservation zoning - requiring preservation of citrus groves as a cultural/historical resource.
- Williamson Act contracts to reduce the property tax burden and tax the land on its agricultural value.
- Subsidized water rates using reclaimed water or based on public damage being done to citrus grove economics.
- Assistance by City and the University of California at Riverside to improve yields or price and reduce costs of grove management harvesting.
- Public or contracted grove management services.
- Development regulations designed to minimize the conflict between agricultural and urban uses.

These regulatory and acquisition approaches can be combined in a variety of ways to constitute a strategy for agricultural preservation.

Three significantly different strategies derive from three approaches to responsibility/ownership of agricultural rights and management: private, private/public, and public.

Alternative 1: Private Ownership

Under this alternative, the property owners would be encouraged to preserve citrus groves (through preservation zoning or restrictive covenants) and the city would support the formation and continuation of (a) cooperative grove management, (b) developer retained ownership, (c) home owner retained ownership with management contracted to a third party.

Alternative 2: Private/Public Ownership

Under this alternative the City would either receive or purchase dedicated agricultural rights and would establish either (a), contracts for grove management services or (b), a non-profit corporation to manage the groves. The City could establish assessment districts to finance potential operating short falls or capital improvements, or the corporation could issue tax-exempt bonds to finance these needs. In both cases, property tax exemptions or reductions may be possible with or without Williamson Act contracts.

Alternative 3: Public Ownership

Under this Alternative, the City would purchase the groves and would again either (a), contract for grove management or (b), establish a non-profit corporation. There would be no property taxes in this case and the initial capital investment for grove acquisition would run an estimated average of \$8,000 to \$12,000 per acre, based on values for undeveloped, unsubdivided lands as provided by the County Assessor.

The recommended approach is to pursue Alternative 3 on a demonstration basis for groves covered in the Mockingbird Park area and to pursue Alternative 1 for the remaining 1,250 acres of citrus groves.

Recommended Action Plan for Citrus Preservation:

In order to implement the recommended strategies, the following Action Plan is proposed:

- 1) Incorporate detailed planning for agricultural preservation in the Specific Plans to be done for each village.
- 2) Establish Williamson Act Agricultural Preserve Program.
- 3) Encourage Williamson Act Contracts for groves located in the Preserve.
- 4) Consider developing an ordinance that would establish an "agricultural and cultural/historical preservation district" to be mapped in the areas of planned grove preservation and to provide for limited low density residential in a clustered development pattern.
- 5) Consider developing an ordinance that would provide the mechanics for dedication of agricultural rights and transfer of development rights where feasible.
- 6) Encourage cooperative efforts with the University of California at Riverside to test and implement methods for increasing grove yields or price while reducing grove management costs.
- 7) Pursue ways to reduce irrigation costs to planned citrus preservation areas to include possible city subsidy of water costs and use of reclaimed water.

3. Circulation System

The construction of streets and roads in the City of Riverside is accomplished predominantly by one of two methods. With one method, the City, through its Capital Improvement Program, constructs new streets or widens existing streets on a selected basis. The source of those funds are predominantly state gas tax monies and federal aid. The other, and more common method for constructing streets, is accomplished by private development. Through this method, the City requires both the dedication of necessary street rights-of-way and the construction of roadway improvements through subdivision activities and permit approvals. The 1911 Assessment Act procedures is a third method, although used infrequently and for special circumstances.

The City's Capital Improvement Program for the 6-year fiscal year period, 1976-77 through fiscal year 1981-82 has allocated from 1.2 million to 1.8 million dollars per year for street construction. No

major street construction projects for the Arlington Heights area are presently in the 6-year program. Most street improvements in the area in the short-range would probably be constructed as a result of private development activities.

It should be noted that a city-wide Circulation Element update study is presently in progress. Part of that study includes an evaluation of the recommended land use plan outlined in this report to determine future circulation needs in Arlington Heights and its relationship to the surrounding city and county network. This evaluation, to be completed in Spring, 1979, is anticipated to result in further refinement of the network presently shown on the recommended land use plan as well as identify travel lane requirements, right-of-way acquisition costs, construction costs, and funding priorities. This study will also include the preparation of a draft environmental impact report on the recommended city-wide circulation network.

B. LAND USE ELEMENT OF THE GENERAL PLAN

The Land Use Element of the General Plan defines the location and density of development. The Arlington Heights Plan will constitute an amendment to the Land Use Element of the General Plan.

The General Plan, both citywide and for Arlington Heights, sets forth the major concepts for development. It contains many basic concepts such as villages, open space preservation, density patterns, etc.

The General Plan/Arlington Heights Plan sets a framework for specific plans at a village level in Arlington Heights. It also sets the framework for detailed system plans for open space, citriculture and circulation.

Both the citywide and Arlington Heights General Plan will be refined as system and specific plans are developed. State law requires review of the General Plan for possible amendment at least once per year and City Council policy allows amendment four times a year. Thus general and specific planning are interrelated processes with cycles of planning for one leading to refinements in the other.

Zoning

New and/or modified zoning categories will be required to properly implement the Very Low "C" Density Residential category (average .2 dwelling units per acre) in hillside and noise impacted areas and the Citrus Residential land use category. Consideration should also be given to Open Space zoning to preserve open space areas (see Open Space Preservation) and hillside overlay zoning to protect hillside areas.

Any future village-level specific plans should also be considered for adoption as zoning to replace existing zoning designations.

C. SPECIFIC PLANS

Specific Plans are an important means of providing necessary detail in plan implementation. Because specific plans are developed at a level of detail at which all property ownerships are accounted for, they become the means of seeing that development of individual properties occurs in a coordinated, environmentally suitable manner, rather than in a disjointed pattern which can be inefficient and uneconomical, amounting to sprawl.

Specific plans should ideally be developed for all areas of the city as they are helpful for guiding undeveloped areas, infill areas and rehabilitation areas.

Practical limits suggest that priority should be given to developing specific plans for major undeveloped areas and those infill or rehabilitation areas where community social, economic and environmental needs are greatest.

In Arlington Heights, specific plans should be developed on a village by village basis.

As discussed in Chapter 3 of this plan, the Arlington Heights Plan sets forth a number of important environmental preservation and enhancement concepts including:

- The development of villages with lifestyles related to the natural and man-made environment.
- The creation of an open space network designed to preserve or minimize disruption of arroyos, citrus, hillsides, Victoria Avenue and the Gage Canal.
- Provision for a circulation pattern which minimizes through traffic in villages.
- The grouping of public facilities to reinforce and utilize the open space network.
- The installation of trails - bicycle, hiking and equestrian - located within the open space network to experience it with minimum conflict with autos.
- Preservation of citriculture.

These general concepts are a major step in defining the future environmental quality of Arlington Heights. However, village-level specific plans are required to insure environmental quality. Unless plans of individual developers are coordinated through specific plans, a haphazard pattern of development will occur and many environmental potentials will be lost. Development will be less functional, economic and aesthetically pleasing.

In particular, Specific Plans can enhance the viability of citriculture preservation through the following characteristics:

- The definition of local street patterns that facilitate equipment access and serve as noise and crop maintenance buffers,

- The creation of other buffer and security zones, lines or points,
- The preservation and enhancement of irrigation lines through coordinated planning with streets, open space and location of residential units,
- The definition of potential clustering patterns of citrus residential development that facilitate maintenance and harvesting of citrus..

In particular, the functioning, safety and aesthetic quality of Villages can be enhanced by specific plans which have the following characteristics:

- Such specific plans should define a logical, local street pattern which has a hierarchy that minimizes intersections along major, areawide arterials, facilitates access of emergency vehicles, and relates well to local open space, bikeways and walkways.
- They should define a logical, local open space pattern that connects with the areawide open space network, relates to local residential densities, creating village focal points, and provides a framework for village-level bikeways and walkway that have minimum conflicts with streets.
- Specific plans should also refine residential development patterns to create logical sub-areas of identity within villages, reinforce the character and function of residential streets, and interrelate citrus-residential areas with other residential areas to minimize conflicts and facilitate maintenance and harvesting of citrus.
- Finally, specific plans should refine the locations and sizes of public facilities and consequently the capital improvement programs of the city, school district and other jurisdictions.

In communities where coordinated sub-area plans have been prepared and implemented (neighborhoods, villages, super blocks, etc.) housing values, community pride, maintenance and real estate tax returns to the public sector have been favorable compared to unplanned areas.

Both the specific plans and master environmental impact reports, discussed in the following paragraphs, could be paid for by acreage assessments required of developers at the time Residential Development Permits are obtained.

D. MASTER ENVIRONMENTAL IMPACT REPORTS

Master environmental impact reports are a means of evaluating the cumulative environmental impact of development. Thus, they should be developed for each area for which specific planning is undertaken. Master environmental impact reports make the developer's job easier while reducing city staff time required as well. One coordinated environmental impact report is less time consuming and costly than a series of such reports or assessments.

The California Environmental Quality Act suggests that different kinds of plans require different types of environmental impact reports. Whereas the environmental impact report accompanying this plan (Chapter 5) addresses the cumulative impacts of development and/or preservation of the 19 square miles of Arlington Heights, village-level environmental impact reports should address the more localized impacts of development with a higher level of precision. The development of master environmental impact reports is a technique that has gained favor with both public agencies and private developers. Time and money are saved by public and private sectors. Cumulative impacts of proposed developments are more realistically and adequately addressed and greater certainty is available to the public and private sectors at an early stage as to what types of development are appropriate.

E. CAPITAL IMPROVEMENT PROGRAM/INVENTORY

The capital improvement program describes how the City proposes to provide public facilities. Facilities are identified on maps by proposed year(s) of implementation.

The capital improvement program should also include maps indicating the locations and capacities of existing facilities in order to relate developments to existing facilities having available capacity.

Implementation Plan:

The recommended Arlington Heights Plan calls for the development of the following major public facilities in addition to roads:

- 12 schools - 9 (k-6), 2 (7-8) and 1 (9-12).
- 5 miles of publicly financed interceptor sewers.
- Park improvements for 8 neighborhood parks, 1 community park, and one citywide, regional park.
- 4 fire stations, one of which is soon to be under construction.
- One community center/library.
- New or expanded reservoirs.
- Expansion of primary, secondary and tertiary sewage treatment capacity.

Program Elements:

In order to provide public facilities to adequately serve new development in the Arlington Heights area, several acquisition/development and regulatory approaches as listed below can be combined:

- General obligation bond issues can be used to finance acquisition and development of facilities (most frequently for schools, fire stations and flood control improvements).
- Development fees or charges can be assessed to provide front-end revenues for expanded facilities (most significantly for sewers and park facilities).
- State or Federal grants can be used in combination with a smaller share of local funds from user charges, fees or general revenues.
- The city can require improvements to be made by the developer for any new project.
- The city can defer or deny development permits until the needed improvements can be provided by the city or the developer.
- The city can use a phased capital improvement program to require that development occur in the context of a program that can most cost effectively expand the public facility network.

Alternative Strategies and Recommendations:

The approaches described above can be combined into two basic types of strategies to assure an adequate public facilities network.

Alternative 1:

The City could depend on area-wide revenues and the general fund to provide sufficient capital improvement funds. In the absence of an adequate existing or committed network, the City would have to deny development permits until revenues were found. This strategy depends on sufficient city-wide support for general expenditures to accommodate new growth.

Alternative 2:

The City could depend more heavily on front-end fees and charges and local assessment districts to provide sufficient capital improvement funds to accommodate new development. In that case, development of each village could proceed with assurance that the front-end needs for public facilities could be met without depending on area wide financial support.

The recommended strategy is to pursue Alternative No. 2 as far as possible. This represents the "growth should pay for itself" strategy. It would require that the adequacy of fee schedules be assessed on a regular basis to determine whether or not charges are adequate to meet costs.

Should the utilization of "growth should pay for itself" fee schedules prove politically unacceptable, the City will have to continue to pursue Alternative No. 1 more aggressively,

with the use of a "point system" to deny development permits when the City cannot adequately fund the needed improvements. Even with Alternative No. 2, the City will need to make continued use of the point system to promote contiguous growth and assure an adequate public facilities network.

Recommended Action Plan:

In order to implement the recommended strategies, the following action plan is proposed:

1. Conduct more detailed public facilities studies in the context of the revised population and land use characteristics of the Arlington Heights Plan (a 60% reduction in the General Plan population) and in the context of specific plans to be conducted for each of the eight villages.
2. Regularly monitor fee schedules to ascertain that fee schedules are adequate to cover costs and consider establishing a fee schedule to assist in school financing.
3. Conduct further study of financing methods for drainage improvements (acreage fees), roads, sewer and water improvements (connection charges or assessment districts), etc.
4. Continue implementation of the Residential Development Permit Ordinance (Point System).
5. Revise the subdivision Ordinance as necessary to more adequately cover roads, bikeways and drainage improvements.

F. RESIDENTIAL DEVELOPMENT PERMIT EVALUATION (POINT SYSTEM)

Each of the Growth Management Program elements discussed previously provide the conceptual and data base for evaluating whether a proposed development should receive a Residential Development Permit and thus be in line for construction. The key principle, elaborated upon below, is that development should proceed only when adequate existing public facilities or planned facilities - as identified in the City's Capital Improvement Program - are available.

The purpose of the Point System (see Appendix C), adopted by the City Council in September, 1978, is to manage the timing and the sequence of development. In this regard, the Point System, together with the Capital Improvement Program, establishes an orderly growth pattern commensurate with the City's ability to provide adequate public services. The standards for the issuance of special permits are framed in terms of the availability to the proposed residential development of eight essential facilities and services:

- fire protection
- parks
- schools
- vehicular circulation
- sewer
- storm drains
- water
- electricity

The Point System prohibits the issuance of a Residential Development Permit unless the proposed residential development has accumulated the required development points, and thus demonstrated its ability to be served by necessary public services.

Provisions are, however, available to relieve a developer of restrictions prohibiting development. For example, the point system gives credit for improvements scheduled for completion within one year from the date of an application as though existing on the date of application. Furthermore, a developer may advance the date of issuance by agreeing to provide those improvements which will bring the proposed residential use within the number of development points required by the ordinance.

Even if residential development were forestalled by the ordinance, the developer is still entitled to non-residential uses depending upon the planning and zoning for the property. Thus, the implementation of developmental timing geared to a positive program of capital improvement encourages development to occur sequentially, in areas capable of supporting housing.

G. DEVELOPMENT STANDARDS

Development standards are applied in a number of ways by the city to ensure that basic safety and environmental quality factors are incorporated in development. Such standards are found principally in the zoning and sub-division ordinances. They deal with factors including, but not limited to, building heights and setbacks, landscaping, parking ratios, building materials and colors, street and drainage requirements, wall configurations, provision of public or private pathways, and the like.

New development standards will have to be devised for the new residential zone categories that need to be developed as discussed above. Standards for the land use and zoning categories of the plan should be examined to see if they are adequate or appropriate to carry out the plan's environmental and lifestyle objectives. For example, while typical urban standards may be appropriate in urban areas, it may be desirable to have rural oriented standards for streets in equestrian villages or citrus-residential areas.

H. OTHER IMPLEMENTATION PROGRAM COMPONENTS

Annexation and/or City-County Coordination

The boundaries between the City and County of Riverside do not necessarily follow logical man-made or natural features. Therefore, some of the

villages in Arlington Heights are proposed to be partially in the City and partially in the County. The concept of villages requires a well-coordinated village-level specific plan and implementation of streets, parks, schools, utilities, etc. Coordinated village-level planning and implementation can be accomplished either by annexation of all areas in Arlington Heights to the City of Riverside or a cooperative City-County village-level planning and implementation process.

Transfer of Development Rights

Development rights transfer is a method of land control which is designed to avoid the "windfall-wipeout" effect of traditional land use planning. In this regard, all land within a designated area (for example Arlington Heights) would have a uniform density allocation. Within the 12,000 acres of Arlington Heights each acre could be entitled to develop a specified number of dwelling units (e.g. one per acre). This allocation would be allowed notwithstanding the fact that pursuant to zoning, certain areas may be designated for greater or lesser densities. However, for an individual who owns property which is zoned for a greater density, to develop at that density such a landowner would be required to purchase development rights in the open market. The obvious potential seller of those development rights would be an owner of property with zoning restricting him or her to a lower density than attached to the property in the form of development rights. In addition, the City could, if it chose, become involved in the transfer system by establishing a pool of development rights to be funded by acquisition of land for parks and other open space uses or by simply purchasing development rights to encourage the marketing system.

The concept of the development rights transfer is new, but worth considering. Anytime land use planning results in large gains for some land owners and a loss or small gain for others it is desirable to try to compensate the losing party. Transfer of development rights can accomplish this with, ideally, no cost to the public.

There are many potential problem areas involved with the development rights transfer concept. There is some question as to whether or not such a market can be artificially created. A generally accepted condition for the feasible application of transfer of development rights is a strong, long-term market demand for the uses in consideration. Such a demand clearly exists, however, for residential uses in Arlington Heights.

Several cities have used transfer of "air rights" as a means of protecting historical landmarks. The owner of a small historical building below the height maximum established for the zoning district can sell his or her own air space to a developer who can then exceed the height limitation by the amount purchased. In a similar sense, many cities and municipalities have experimented with bonus and incentive zoning, whereby a developer can build to a greater height or density if he or she provides amenities or open space to the public.

COST REVENUE ASSESSMENT

This section of the report is a summary of the cost-revenue impacts of Arlington Heights development on Public Services and Facilities.

Basic sources for this assessment are current budgets and information provided by local agencies and jurisdictions whenever possible for the City of Riverside, the Riverside Unified School District and the Riverside Flood Control District. For the unincorporated portions of Arlington Heights, general government costs and revenues were assessed by determining the impact upon the County of providing an urban level of services in this area (using City of Riverside standards and costs). Where information was not available, prevailing standards or averages were used.

The annual operating and maintenance costs of providing urban services (including education and flood control) to Arlington Heights would be \$11.4 million per year at full development (population of 29,300). The revenues attributable to Arlington Heights and available to support these annual costs is projected at \$10.62 million annually assuming county costs and revenues analogous to the City's. This amounts to a projected operating and maintenance deficit of about \$780,000.

The public capital investment required to fund the additional public facilities at full development is estimated to be \$85.1 million. The additional one-time charges and annual revenues attributable to development in Arlington Heights would be sufficient to support an estimated \$24.7 million of this needed capital investment. This \$60.4 million capital investment gap between costs and revenues could be met through a combination of:

- Additional Fees (particularly for drainage, sewers and possibly schools).
- Improvement or assessment districts (particularly for drainage, roads and possibly part of the open space network).
- Shifting of "Theoretical" surpluses.
- Use of broader based debt service for general obligation bonds (for the open space network, roads, schools and drainage).
- Use of Revenue Bonds (particularly for Mockingbird Park).
- Reduced Costs (particularly through early acquisition/reservation of park sites).
- Grants (particularly for open space and sewers).

A detailed economic analysis of implementing the Arlington Heights Plan appears in Appendix E. Also included in this Appendix are comparisons between the proposed plan and four other plan alternatives.

F-4 CASA BLANCA

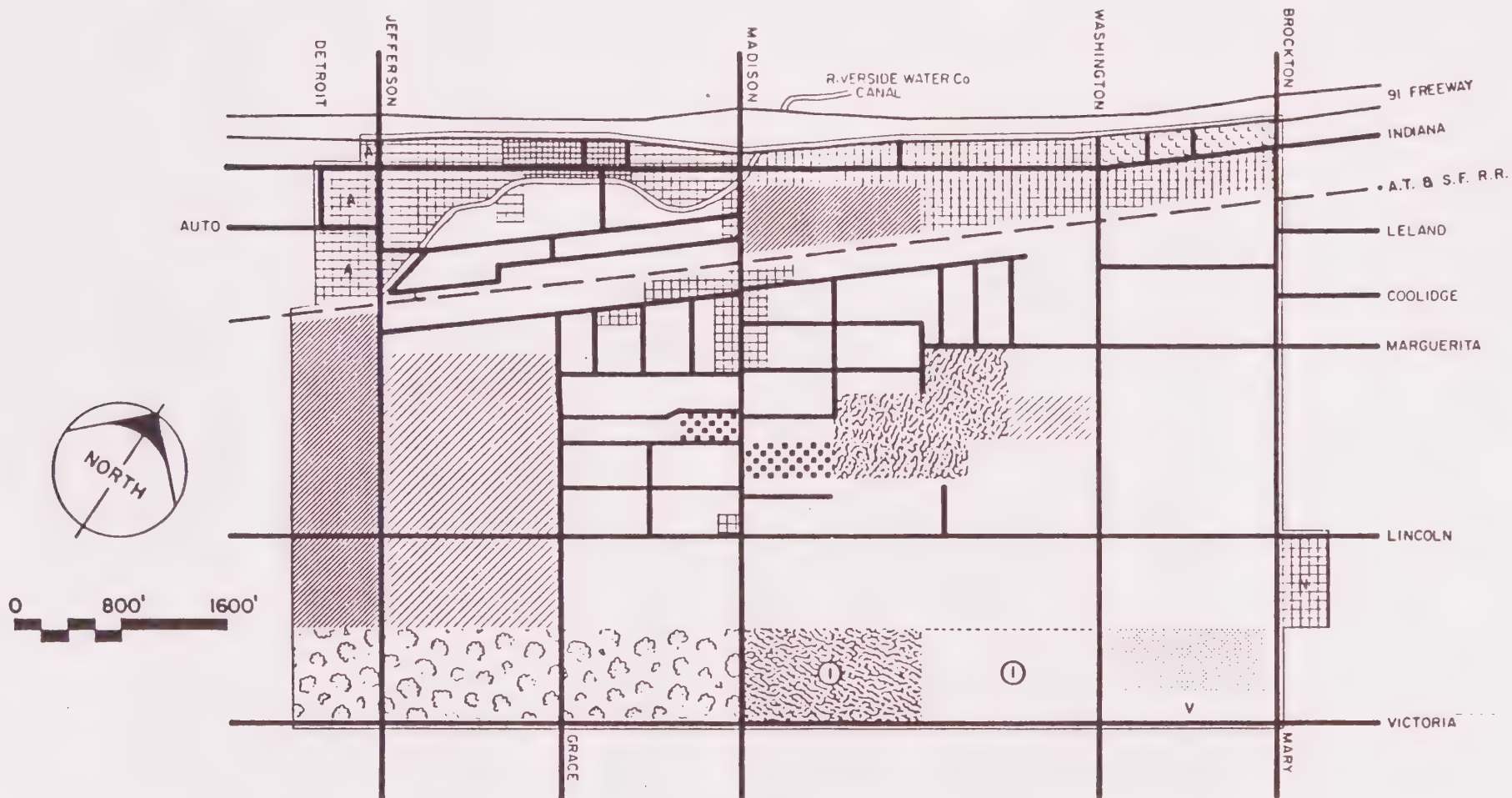
INTRODUCTION

The various recommended resolutions to committee identified problems outlined in Chapter 3 include sixteen specific General Plan Land Use and Open Space Element amendments and eighteen actions related to zoning. Figure 7 presents the recommended land use plan for Casa Blanca, incorporating the specific General Plan amendments recommended in Chapter 3, and as summarized in Table 4. Implementation of the specific zone changes summarized in Table 5 will be accomplished through one or more City initiated rezoning cases subsequent to adoption of this plan. This is necessary in order to comply with state and city mandated notification procedures.

A number of more general recommendations also included in Chapter 3 have been organized in the form of the following policies and specific actions. These statements, together with the basic land use policies embodied in Figure 7 are intended to guide future development to achieve this desired land use pattern and the following overall community goals.

COMMUNITY GOALS

- Residential Uses: To perpetuate the development and redevelopment of Casa Blanca as a single-family residential community, providing decent, affordable housing for present residents and future families.
- Commercial Uses: To provide for orderly commercial development in appropriate locations throughout Casa Blanca while minimizing potential incompatibilities with the primarily single-family residential nature of the community. Such commercial uses should be distinctive and in keeping with the special character of Casa Blanca.
- Industrial Uses: To encourage high quality industrial development in specified areas in order to maximize employment opportunities, while at the same time minimizing potential incompatibilities with the primarily single-family residential nature of the Casa Blanca Community which may arise as a result of air quality, noise, traffic and other potential impacts associated with industrial uses.
- Public Uses: To provide a network of modern, effective public support facilities within the Casa Blanca Community and to work in partnership with City government to insure attainment of the community's goals.



CASA BLANCA COMMUNITY PLAN

RECOMMENDED PLAN

FIGURE 7

RESIDENTIAL USES

- Policy A1: To encourage development of new single-family homes on vacant parcels zoned and planned for such use. It is the community's desire to add an average of 10 new homes per year to the maximum extent possible.
- Specific Action A1.1: Utilize redevelopment tools available through the Casa Blanca Redevelopment Plan to acquire properties for construction of single-family homes by private developers.
- Specific Action A1.2: Continue to utilize programs available through the City's Development Office and the Redevelopment Agency for development of single-family homes on infill lots.
- Specific Action A1.3: Encourage lot consolidation to provide for efficient, comprehensive single-family residential development of the approximately 9.4 acres situated west of Washington Street between Marguerita Avenue and the AT&SF Railroad.
- Specific Action A1.4: Encourage lot consolidation to provide for efficient comprehensive single-family residential development of the approximately 6.9 acres situated on the north side of Lincoln Avenue between Bunker and Dorlen Streets.
- Policy A2: To encourage rehabilitation and/or replacement of existing substandard residences and discourage further deterioration.
- Specific Action A2.1: Continue rehabilitative efforts through housing programs operated by the City's Development Office and the Redevelopment Agency.
- Specific Action A2.2: Consider adding that portion of the study area bounded by the AT&SF Railroad, Washington Street, Marguerita Avenue, and Mary Street to the Casa Blanca Redevelopment Project area in order that redevelopment funds can be made available to arrest further deterioration of homes in this area. This should be done when the existing project area has better achieved established goals.
- Specific Action A2.3: Establish a code enforcement program.
- Policy A3: To encourage new single-family residential development of a product type compatible with existing development and in a price range affordable to community residents.
- Policy A4: To encourage owner-occupied housing.

Specific Action A4.1: Rental housing should be acquired and converted to owner-occupied housing with the assistance of the Redevelopment Agency.

COMMERCIAL USES

- Policy B1: Limit commercial development to Indiana Avenue and those portions of Madison, Mary, Jefferson, and Evans Streets placed or retained in the Retail Business and Office land use designation through this community plan.
- Specific Action B1.1: Utilize the redevelopment process to relocate businesses presently located along the south side of Evans Street between Madison and Cary Streets and Jefferson and Pliny Streets as well as the radio station on Lincoln Avenue at Dorlen Street.
- Policy B2: Encourage beautification of existing commercial properties and construction of new commercial development in commercially designated areas when rehabilitation or new construction will result in increased tax increments, jobs and/or blight removal.
- Specific Action B2.1: Continued utilization of the redevelopment process under the Casa Blanca Redevelopment Project.
- Specific Action B2.2: Continued utilization of the City's Community Development Block Grant Economic Development Assistance program.
- Specific Action B2.3: Expand the Casa Blanca Redevelopment Project area to include Indiana Avenue between Mary and Washington Streets.
- Specific Action B2.4: Initiate a program within the appropriate City agency to notify commercial property owners of their responsibility to maintain their properties.
- Specific Action B2.5: Seek assistance through the Beautification Committee of the Greater Riverside Chamber of Commerce to achieve upgrading of public right of way areas in commercial districts within Casa Blanca.
- Specific Action B2.6: Develop a design theme for commercial development within the Casa Blanca Community.
- Specific Action B2.7: Through the Design Review process, require landscaping along walls and building faces to discourage graffiti and for aesthetic purposes.
- Specific Action B2.8: Development of a street tree program that is both varied and complementary for Casa Blanca.
- Specific Action B2.9: Develop a streetscape program for Madison Street, including landscaping and street furniture.

- Policy B3: Encourage development of citywide oriented uses in the commercially designated area located along Madison Street between the Riverside Freeway and the AT&SF Railroad and the vicinity of the Madison Street/Indiana Avenue intersection.
- Policy B4: Encourage development of neighborhood oriented uses in the commercially designated area located along Madison Street between Peters and Evans Streets.
- Policy B5: Limit development of automotive oriented uses on Indiana Avenue to that portion west of Madison Street.
- Policy B6: Encourage development of environmentally sensitive commercial uses.

INDUSTRIAL USES

- Policy C1: Encourage elimination of deteriorated industrial structures, relocation of industrial uses located outside of identified industrial areas, and beautification of existing industrial development.
- Specific Action C1.1: Utilize funding available through the redevelopment plan and the Community Development Block Grant Program to remove blighted structures.
- Specific Action C1.2: Develop a design theme for industrial development in Casa Blanca.
- Specific Action C1.3: Seek assistance from the Beautification Committee of the Greater Riverside Chamber of Commerce to achieve upgrading of public right-of-way areas in industrial districts within Casa Blanca.
- Specific Action C1.4: Utilize the redevelopment process to relocate industrial uses, including the Tortilleria and Ty-Rite facilities on Evans Street, out of the residential core.
- Policy C2: Encourage new high quality, labor intensive industrial development in areas designated for industrial uses.
- Specific Action C2.1: Continued utilization of incentives offered through the redevelopment project and the Community Development Block Grant Economic Development Assistance Program.
- Policy C3: Encourage only those industrial uses that do not result in the degradation of air, noise and water quality or generate other negative environmental impacts such as hazardous wastes.
- Specific Action C3.1 The Low Density Industry land use designation for the approximately 10 acre parcel at the south corner of Lincoln Avenue and Grace Street should be implemented with MP zoning.

PUBLIC USES/OPEN SPACE

- Policy D1: To continue improvement of the street system within Casa Blanca through various funding sources including the Community Development Block Grant Program.
- Policy D2: Encourage development of a cultural center within the Casa Blanca Community.
- Policy D3: Encourage development of community oriented public service facilities within the Casa Blanca Community.
- Specific Action D3.1: Specify that the Large Public and Institutional designation recommended for the former Casa Blanca School site be implemented with community-oriented uses such as a day care center, senior citizen center, neighborhood elementary school, and health clinic.

TABLE 4

RECOMMENDED GENERAL PLAN AMENDMENTS
(Keyed to Discussion in Chapter 3)

| <u>Location</u> | <u>Change</u> |
|--|---|
| 1. Area bounded by Jefferson, Ricca and Casa Blanca Streets (R1a) | MLDR to RBO |
| 2. Both sides Casa Blanca Street from about 125 feet west of Madison to 375 feet west of Madison (R1c) | RBO to MLDR |
| 3. Railroad property between Railroad Avenue and tracks, approximately 125 feet west of Madison (R1d) | Local Parks to MLDR |
| 4. North side of Evans, Jefferson to Cary (R1e) | LDI to MLDR |
| 5. South side of Evans, Jefferson to 150 feet west of Madison (R1f) | LDI and MLDR to MLDR and RBO |
| 6. North of Freda Avenue (extended) between Bunker and Dorlen Streets to a depth of 112 feet (R2) | Local Parks to MLDR |
| 7. North side of Victoria Avenue, Madison Street to opposite Hill Street (R4) | Agricultural Residential to Local Parks |
| 8. North side of Victoria Avenue, opposite Hill Street to Washington Street (R4) | Agricultural Residential to MLDR |
| 9. West side of Madison, Railroad Avenue to AT&SF Railroad (C1b) | Local Parks to RBO |
| 10. North side of Evans, Madison to Cary (C1c) | MLDR and RBO to RBO |
| 11. West side of Madison, Evans to Peters (C1d) | MLDR to RBO |
| 12. West corner of Lincoln and Madison (C1e) | MLDR to RBO |
| 13. North side of Evans, Madison to 300 feet easterly (C1g) | RBO and MLDR to RBO |
| 14. Former Casa Blanca School site, east of Madison between Fern and Freda (P1) | Local Parks to LPI |

LocationChange

15. City-owned property at terminus
of Dorlen (P2)

MLDR to Local Parks

16. Pocket park site on Grace opposite
Peters (P3)

Park to LDI

Note: It is recommended that any decision with regard to items 7 and 8 be deferred pending completion of hearings for the concurrent Arlington Heights Greenbelt Study.

TABLE 5
RECOMMENDED REZONINGS
(Keyed to Discussion in Chapter 3)

| | <u>Location</u> | <u>Change</u> |
|-----|--|----------------------------------|
| 1. | Area bounded by Jefferson, Casa Blanca and Ricca Streets (R1a) | C-3 to C-2 |
| 2. | West side of Winstrom, south of Riverside Canal (R1b) | C-3 to R-1-65 |
| 3. | Railroad property between Railroad Avenue and tracks, approximately 125 feet west of Madison (R1d) | M-2 to R-1-65 |
| 4. | North side of Evans, Jefferson to Cary (R1e) | R-1-65 and M-2 to R-1-65 |
| 5. | South side of Evans, Jefferson to 150 feet west of Madison (R1f) | R-1-65 and C-3 to R-1-65 and C-2 |
| 6. | West side of Madison, Fern to 110 feet north of Lincoln (R1g) | R-3 to R-1-65 |
| 7. | East side of Madison, Lincoln to former Casa Blanca School site (R1h) | R-3 to R-1-65 |
| 8. | East side of Madison, former Casa Blanca School site to Peters (R1i) | C-3 to R-1-65 |
| 9. | Both sides Evans, from 300 feet east of Madison on the north and 150 feet east of Madison on the south to Bunker (R1j) | C-2 and R-2 to R-1-65 |
| 10. | North side of Victoria, opposite Hill Street to Washington Street (R4) | RA-5 to R-1-125 and R-1-65 |
| 11. | West side of Madison, Riverside Canal to Railroad Avenue (C1a) | C-2 and R-1-65 to C-2 |
| 12. | West side of Madison, Railroad Avenue to AT&SF Railroad (C1b) | M-2 to C-2 |

| <u>Location</u> | <u>Change</u> |
|---|---|
| 13. North side of Evans, Madison to Cary (C1c) | M-2 to C-2 |
| 14. West side of Madison, Evans to Peters (C1d) | C-3 to C-2 |
| 15. East side of Madison, Peters to Evans (C1f) | C-3 to C-2 |
| 16. North side of Evans, Madison to 300 feet easterly (C1g) | M-2 to C-2 |
| 17. Indiana Avenue east of Madison Street (C2) | Present C-3 Zones and tentative C-3 zones downzoned to C-2 |
| 18. Indiana Avenue (C5) | Rescind cases R-43-634, R-54-634, R-137-634, R-162-634 and R-12-645 |

Note: It is recommended that any decision with regard to item 10 be deferred pending completion of hearings for the concurrent Arlington Heights Greenbelt Study.

F-5 DOWNTOWN

CHAPTER III

GOALS FOR DOWNTOWN TOMORROW

The primary goal of the Downtown Plan is to "revitalize the City center." In order to accomplish this, the Plan recommends strengthening the Downtown's position as a regional center for the following functions:

- Financial - Economic
- Governmental
- Professional
- Cultural - Community
- Hospital - Medical
- Specialty Commerce
- Hotel - Restaurant
- Residential
- Historic Preservation
- Transportation Interchange

Key Elements of Regional Center Concept

The Regional Economic Center concept, as discussed for Downtown Riverside, will provide for the integration of a full range of services for the population of the region. Functions to be included would satisfy the goals and opportunities as enumerated.

Financial-Economic:

Downtown Riverside will be the regional center for financial institutions, professional offices, corporate offices, specialty shops, hotels and restaurants.

As a financial center, Downtown Riverside has long served the Riverside County region. The existing financial institutions provide the nucleus about which increased activity in the financial sector can occur as Downtown Riverside proves itself to be a viable regional center.

Governmental:

Downtown Riverside will provide for and incorporate facilities necessary to City and County governments, and to Federal and State government, as the need arises.

Governmental activities already provide the major source of employment and payrolls in the Downtown and the County, and as the needs of the population for public services increases, the existing governmental center must and will expand to accommodate this need.

Professional:

The recent spate of new professional office buildings in the Downtown Riverside area underscores the position of the Downtown area as a regional center for professional offices, and, as with the financial sector, expansion can be expected as the Downtown area develops.

Cultural-Community:

Downtown Riverside will become the Regional Center for cultural-community-entertainment activities with the full utilization of the Exhibit Hall and Auditorium. Complementary facilities include the Library and Museum. There should be a concerted effort by the City and the private sector to develop a Performing Arts Center capable of accommodating and attracting a variety of quality entertainment activities. The Regional Center concept envisions an expansion of supporting facilities, such as restaurants, hotels, motels, etc.

Hospital-Medical Services:

The Downtown Riverside Regional Economic Center concept envisions an expansion of the existing hospital-medical complex into a regional health services center. The existing hospital and more than fifty medical service offices in Downtown Riverside can be expected to attract more such medical personnel and facilities and expand the already substantial medically-oriented employment base of the area.

Specialty Commerce:

There is a definite market for specialty commerce to accommodate the 7,000 to 8,000 persons who work in the Downtown area. More than 26.0 percent of those who work in the Downtown area are professional, technical, administrative, supervisory and engineering personnel. Nearly 60.0 percent of the employees are engaged in secretarial, clerical, sales and service lines of work. The convenience of specialty commerce to these people in a location convenient to their place of work would in itself seem to assure the success of such development.

Hotel-Restaurant:

The establishment of Raincross Square with meeting halls and convention facilities requires the supporting facilities of hotels, motels, restaurants and complementary entertainment in order to be utilized profitably. The existence of the Square determines the market need for the hotel/restaurant/entertainment complex. In addition, the current lack of such facilities in the Downtown area indicates the loss of entertainment expenditures of the populace to other areas which can be funneled into downtown Riverside.

Residential:

The Regional Center in Downtown Riverside will incorporate urban-style housing for a variety of income level families, thereby assuring a local market for commercial, cultural and entertainment activities within the area.

Any existing low quality housing must be upgraded and additional quality housing must be developed to capitalize upon those who prefer an urban lifestyle. Existing residential properties should be retained, preserved and rehabilitated with an emphasis on retaining single-family houses in order to maintain lower densities to reduce Downtown congestion and to continue to provide for the single-family home life style.

Historic Preservation:

A goal of the Downtown Plan is to preserve historic and architecturally significant structures through adequate maintenance and rehabilitation. This includes, where appropriate, the rehabilitation and conversion of structures to uses other than those for which the building was originally intended.

Transportation Interchange:

The great potential for a transportation interchange facility which would act as a transfer point between various transportation modes including automobile, bus, rail and a possible future rapid transit system should definitely be considered as one of the major goals for Downtown tomorrow.

In addition, development of the Transportation Interchange should incorporate and preserve three historical landmarks, the Union Pacific Railroad Station, the Santa Fe Railroad Station and North Park, which are located on the site of the proposed Transportation Interchange.

DOWNTOWN TOMORROW -
THE PLAN 4

CHAPTER IV

DOWNTOWN TOMORROW - THE PLAN

The recommended Downtown Plan is predicated on the following premises:

1. that the governmental functions performed in the Downtown area will continue to expand during the next several decades;
2. that too great a portion of the land area in Downtown Riverside is dedicated to the automobile and that a greater portion should be utilized for pedestrians and bicyclists;
3. that a considerable portion of the single family homes and architecturally significant older dwellings will be retained and where necessary rehabilitated;
4. that provision must be made to accommodate professional offices and services as an adjunct of the financial and governmental center;
5. that long term parking should be accommodated on the periphery of Downtown wherever feasible thereby reducing congestion within the area. The relative success of this premise will, to a great degree, depend on extensive joint public/private participation;
6. that some form of a simple, low speed, short haul shuttle bus be utilized to convey long term parkers to the center of the area and to serve as a supplement to pedestrian travel within the Downtown;
7. that the Plan can realistically be implemented.

Obviously, recommended land use allocations may be refined as conditions change in the future. It is recommended, however, that the general framework of the Plan be preserved. This will prove essential to the implementation of the Regional Economic Center concept for Downtown Riverside.

Following is a description of the Plan illustrated on the attached Downtown Plan Recommended Land Use Changes Map arranged under the categories of land use and access and circulation. Also included are the rationales for changes in land use designations which differ from the existing Plan. The numbered references in the text correspond to the numbers on the proposed Plan Map (i.e., see No. 1).

LAND USE

Residential

There are certain distinct areas within the Downtown that the proposed Plan reserves for residential uses. They vary in character and density primarily based upon existing uses and the present condition of existing structures. The following are summaries of general areas designated for residential uses as shown on the Plan map.

The area west of the Brockton Avenue frontage is now proposed for Medium Low Density Residential (average 4 dwelling units per gross acre) use with the exception of properties fronting on University Avenue which are designated as High and Medium High Density Residential (Average 20 dwelling units and 12 dwelling units per acre respectively). These residential land use designations reflect the existing character and condition of structures in the area. The existing Downtown Plan designates portions of this area as Medium High Density Residential, however, because of the well maintained nature of this predominantly single family neighborhood and the expressed desire by residents to preserve these single-family houses, the Medium High Density designation has been replaced for the above areas (see Nos. 32-34).

The area between Fifth Street and one half block south of Sixth Street fronting on Brockton Avenue is proposed for residential uses. The block between Fifth and Sixth Streets is proposed for Medium Low Density Residential and the area south of Sixth Street is proposed for Medium High Density Residential. These areas are shown on the existing Plan as Offices Only (see Nos. 35, 36). The changes in land use designations for these areas reflect existing residential development and that office development would be incompatible with the neighborhood character.

The area north of and overlooking Riverside City College along Prospect and Fifteenth Streets is substantially shown for High Density Residential uses. The intent being to provide affordable housing to young people associated with RCC as well as those who wish to live close to the governmental, commercial and medical core of the Downtown. To the eastern portion of this area, however, from Olive-wood Avenue and Mulberry Street southerly of Kane Street, a new plan designation is proposed that would incorporate offices with apartments (see no. 14). The purpose of this new designation is to provide both a pool of apartment units close to Downtown and the RCC campus as well as provide an additional area of growth for offices adjacent to a major traffic corridor serving Downtown (Olive-wood Avenue). This area is presently shown on the Downtown Plan for Retail Business and Office uses, however, a need for commercial development in this area has not been demonstrated. Also, a parking designation for an area south of Fifteenth/Prospect Streets is proposed to be replaced with High Density Residential to reflect the existing and proposed development in this area (see no. 15).

The area bounded by First Street, the Riverside Freeway, Fourth Street and Orange Street is now proposed to be designated as Medium Low Density Residential since existing development is at this density range and the Charles Hall Page and Associates list of structures in the downtown shows a concentration of architecturally significant older dwellings in the area. This area is also the site of a proposed demonstration neighborhood preservation project which will be further discussed in Chapter VI.

In the existing Plan, the above described area is designated for Retail Business and Office uses and was the proposed site for a Fashion Center. This concept hinged upon improved access gained by the addition of the Third Street Interchange at the adjoining Riverside Freeway which is not on the proposed Plan. Because of this and because economic factors make the proposal unrealistic, the property is therefore proposed to be designated for single-family residential uses (see No. 1).

The two and one half blocks bounded by Fourth Street, the Riverside Freeway, Fifth Street and Lemon Street are proposed to be designated as High Density Residential. This area had also been included in the Fashion Center concept and designated for Retail Business and Office uses. Currently this area does not have a significant concentration of historical structures and can provide, with the adjacent blocks shown for High Density Residential development, for a close-in multiple family district.

The area bounded by First Street, Orange Street, Third Street and Market Street, was foreseen to be impacted by the development of the Fashion Center. Therefore, the existing Plan designates this area as Retail Business and Office and for Parking. With the proposed deletion of the Fashion Center concept, these land use designations would no longer appear appropriate. The area presently contains marginal or vacant commercial properties and old single-family or converted single-family dwellings. The Plan proposes this area for High Density Residential uses, which would build upon the existing multi-family base by providing additional close-in apartment units as well as providing an identifiable edge to existing and planned commercial development to the south (see No. 22).

The other area of distinctly residential character is bounded by First Street, Fairmount Boulevard, Sixth Street and Brockton Avenue. This area is presently designated for High Density Residential development with the exception of a two block portion centering around Fourth Street which was the proposed site for a new park. Because there is little likelihood for funds becoming available to acquire and develop the park and as a result of a detailed land use survey of the area, it is proposed that this area be shown for Medium Low Density Residential north of Fourth Street and High Density Residential south of Fourth Street (see Nos. 24 and 26). Also, in light of the Plan policy that parking is to be provided privately, a Parking designation is proposed to be replaced with High Density Residential on Sixth Street between Chestnut Avenue and Brockton Avenue (see No. 29). Primarily, these proposed designations reflect existing development in the area.

The remaining land designated for residential uses in the Downtown is reserved for high density uses. Again these areas are designated to reflect existing land use and provide for multiple family close in to the Downtown. The land use designations for these areas are the same as in the existing Plan.

Public and Institutional

City Government:

The existing City Hall satisfies the present and future needs of City government. The City Hall provides an anchor to the south end of the Downtown Mall at Tenth and Main Streets and bridges it allowing the Mall pedestrian ingress and egress. The Hall is well located with respect to County and other governmental centers.

The existing Police Building and its site at Eleventh and Orange Streets, however, are inadequate in size to serve current and projected needs. The County of Riverside has included this facility as part of their Civic Center Plan for use by the Sheriff's Department. A new police facility is proposed to be established at the southeasterly corner of Eleventh and Market Streets. The existing Retail Business and Office and Parking designations at that location are therefore proposed to be replaced with the Public and Institutional and Parking designations so to conform with the relocation plan (see No 17).

County Government:

The County now has some twenty acres of Downtown property, which is about all that is needed in the foreseeable future except for the planned acquisition of the City Police Building mentioned above (see No. 10).

The County provides employee parking in the block bounded by Ninth Street, the Riverside Freeway, Twelfth Street and Lime Street, and in the block bounded by Tenth Street, Lime Street, Thirteenth Street and Lemon Street. These facilities will not require any additional land acquisition (see No. 9).

Growth in county population will, by law, call for additional Superior Courts which need to be adjacent to the present facilities. A location south of the existing Courthouse in the block bounded by Eleventh, Orange, Twelfth and Main Streets is proposed for the construction of new court facilities.

The Law Library and 14-story County Administrative Center all seem to be sufficient to serve adequately for many years.

State and Federal:

The State of California has no long range studies underway or planned at this time for State facilities in the Riverside area. Much of the State functions in Riverside are outside of the Downtown area are not germane to this report--the University of California, Riverside, the School for the Deaf, the Armory, Caltrans' Maintenance Station, the Highway Patrol and the Motor Vehicle Department. The remaining space, some leased and some state owned, adds up to approximately 46,000 square feet. Some 24,000 square feet of that total is already in state owned space and could not practically be considered relocatable. The remaining 22,000 square feet could reasonably be consolidated in the Downtown area, as a part of the governmental complex.

The Federal Government on the other hand has expressed a desire over the past several years to construct a multi-story federal office building Downtown. There are several sites within the Downtown which could accommodate a Federal Building depending on its ultimate size. Specific site selection will occur when construction of a Federal Building is closer at hand.

Riverside Unified School District:

The District's administrative office building located on the southeasterly corner of Fourteenth Street and Olivewood Avenue is reported to be adequate for the foreseeable future by District officials. They advise, however, that additional land will be needed for parking in the future. The existing Plan designates the District's headquarter site as Retail Business and Offices whereas it is now proposed to be shown as Public and Institutional (see No. 13).

District officials advise that both Grant and Bryant Elementary Schools lack sufficient area to meet current district standards but that there are no land acquisition plans in the near future, primarily because of the lack of available vacant land. While the need for expansion is greater at Bryant School and the existing Plan designates the block south of the school for parks and playground purposes, District officials advise that they have no plans to acquire a block of

single family homes requiring the relocation of a number of families. For this reason, it is proposed that this block be designated for Medium Low Density Residential to reflect the existing land use (see No. 37).

The Riverside Unified School District's decision several years ago to continue the operation of Central Middle School, located immediately south of Tequesquite Avenue and easily accessible to students living downtown is of major importance to the renaissance of the Mile Square. In fact, the schools, including City College, provide a most viable backbone for strong residential growth in the area.

Raincross Square:

Raincross Square provides a cultural and convention "anchor" to the north end of the Mall, a counterpoint to the City Hall "anchor" at the south end. The site selection decision for both Raincross Square and the City Hall was made several years ago and has been one of the accepted and accommodated elements of this Downtown Plan.

What remains to be established in the Raincross Square complex is a Performing Arts Center capable of seating a large number of people. There is sufficient area within the existing Raincross Square site to provide for the Performing Arts Center, as well as a long planned hotel-restaurant complex or similar activity complementary to Raincross Square. The approximately 2.5-acre site in the south-westerly quadrant of the Raincross Square at the corner of Market and Fifth Streets is proposed to be designated as Retail Business and Office to accommodate the hotel-restaurant activity. The existing Plan designates this area as Parking (see No. 25). Although the Plan designates the northerly half of the Raincross Square for Public and Institutional Uses and Parking for the Performing Arts Center, it is not intended to preclude the joint development of the Performing Arts Center with private office or commercial facilities. Alternatives for the development of the Performing Arts Center are discussed in Chapter V.

The Mission Inn:

The Mission Inn represents the most distinctive architectural and cultural complex Riverside has to offer. It is advocated here that continuing support be offered to the Mission Inn by both the City Government and the Redevelopment Agency.

Ultimately, the Inn can supplement the Raincross development with Ghirardelli type shops, stores, cafes, art fairs, street musicians, special holiday activities (Cinco de Mayo for example) and parking.

The City can encourage use by permitting free parking on weekends and evenings.

Municipal Auditorium and Old City Hall:

Both of these buildings represent an architectural heritage which should not be lost. The old City Hall is now used for private commercial purposes. The existing Plan envisions the old City Hall as potential space for Museum expansion and, therefore, designates the site as Public and Institutional. The proposed Plan designates it as Retail Business and Office to reflect its current use (see No. 20).

After reviewing the "Performing Arts Center Feasibility Study" prepared by Brown and Rawdon and Parkin Architects, it has been determined that the Municipal Auditorium is presently inadequate for large gatherings and far too expensive to recondition. It could, however, serve adequately for a youth theatre, rehearsal hall, or as art exhibit space supplementing the space existing in the adjacent Art Association building.

Commercial and Professional:

The plan for commercial and professional land uses in the main reflects and builds upon existing or developing uses. The Plan recognizes areas in the Downtown where commercial and professional entities have tended to concentrate. For example, the finance-pedestrian oriented specialty shop area along the Mall, the professional medical clinic area north of the hospital and the commercial and office institutions along Fourteenth Street.

Where the Plan designates commercial uses for areas currently devoted to other uses, this is to reflect redevelopment projects that are either currently underway or are well into the planning stage, such as the Mission Financial Center commercial/office development in the area bounded by Fifth Street, the Riverside Freeway, Seventh Street and Lime Street (see no. 2).

Another area which is a change from the existing uses is the easterly side of Fairmount Boulevard extending from First Street to about Seventh Street. In order to protect existing and future residential development on the westerly side of Fairmount Boulevard from the potential adverse impacts of nearby commercial development (noise, traffic and the like), it is proposed that future commercial development between Fairmount Boulevard and Market Street be oriented towards Market Street with access limited to Market Street or intersecting side streets. Access should not be permitted directly to Fairmount Boulevard. Development of this area in such commercial uses as hotel, motel, restaurant, cafe and entertainment would provide support for Raincross Square and the financial-business uses on the mall.

The Mall between Raincross Square and City Hall, with the impetus provided by Security Pacific's high rise office building, will inevitably attract other financial institutions and related business. The increase of major activity will support specialty shops, stores and other services. The Mall is most attractive and, when supported with sufficient and convenient parking, the renewed activity will provide rejuvenation.

In the area generally between Brockton Avenue and Market Street, south of 10th Street, considerable new office development can be seen. Similar quality office development has occurred on 14th Street. The proposed plan designates these areas as Offices Only differing from the existing plan which shows 14th Street as primarily Retail Business and Offices (see Nos. 11 & 12) and the remaining area as a mixture of Offices Only and Parking (see Nos. 30 & 31). These changes in land use designations simply reflect the rapidly developing high quality offices in this area.

The area bounded by University Avenue, Lime Street, Tenth Street and Lemon Street is designated as mixture of Public and Institutional and Parking. The only change

from the existing plan is that this area had been labeled as the site for State and Federal Buildings (see No. 7). These labels are proposed to be deleted because the State has no plans for a building in the Downtown and the originally designated Federal Building site is now being developed as the private Riverside Center office project. See appendix IV for further discussion on this area.

Parks and Open Space

The Plan calls for continuation of street tree plantings and continuation of plantings in the pedestrian ways resulting from any street closures.

The Plan does not designate any area for new parks nor any area for the expansion of existing parks. The new park in the original Plan westerly of Market Street adjacent to Fourth Street is proposed to be deleted because of the lack of funds to develop the facility (see no. 24). For the same reason, currently proposed expansion of De Anza Park southerly of Magnolia Avenue at Fourteenth Street is to be replaced with Retail Business and Offices designation to reflect a proposed medical/office complex (see No. 16).

Summary of Land Use Designations

Existing and proposed land use allocations as discussed are indicated on Table 8. The differences in acreages, especially for Medium Low and Medium High Density Residential, Retail Business and Offices and Parking, reflect the recommended policies set forth in the proposed Plan such as retention of single family homes, deletion of the Fashion Center and that private development should provide parking in the Downtown.

TABLE 8

DOWNTOWN LAND USE DESIGNATIONS BY ACREAGE

| <u>LAND USE</u> | <u>ADOPTED 1975 DOWN- TOWN PLAN</u> | <u>% OF TOTAL AREA</u> | <u>PROPOSED PLAN</u> | <u>% OF TOTAL AREA</u> |
|---|---|----------------------------|--------------------------|----------------------------|
| Medium Low Density Residential (Average 4 units/acre) | 45.5 | 10.3 | 146.5 | 33.2 |
| Medium High Density Residential (Average 12 units/acre) | 54.6 | 12.3 | 4.1 | .9 |
| High Density Residential (Average 20 units/acre) | 51.8 | 11.7 | 52.3 | 11.8 |
| High Density Residential Office | 0.0 | 0.0 | 6.8 | 1.5 |
| Offices (only) | 24.9 | 5.6 | 40.4 | 9.1 |
| Retail Business & Office | 127.5 | 28.8 | 91.1 | 20.6 |
| Public & Institutional | 50.1 | 11.3 | 48.1 | 10.9 |
| Transportation Mode Interchange Station | 2.5 | .6 | 3.1 | .7 |
| Parking | 54.8 | 12.4 | 32.9 | 7.4 |
| Malls | 8.5 | 1.9 | 8.5 | 1.9 |
| Parks, Playgrounds & Landscaped Areas | <u>22.5</u> | <u>5.1</u> | <u>8.9</u> | <u>2.0</u> |
| TOTAL | 442.7* | 100.0 | 442.7* | 100.0 |

Source: City of Riverside Planning Department

*This total does not include land devoted to streets and other public rights-of-way which is estimated to amount of about 30% of the total acreage in the study area.

4K/Km

Access and Circulation

The proposed Plan for circulation system in support of the recommended land uses is shown on the Circulation and Transportation map accompanying this Plan. A careful review of this map is invited as the means of seeing the proposed Plan's recommendations. The following discussion details the significant points addressed by the Plan.

Freeways

The major focus with respect to the freeway system in the Downtown is on the on and off-ramps to the Riverside Freeway between University Avenue and Fourteenth Street. The existing Plan proposes changes in these ramp locations, as well as a new freeway interchange at Third Street. Neither the City nor the California Department of Transportation intend to construct this interchange because of budget constraints and, therefore, in order to provide better freeway access and egress the proposed Plan deletes the Third Street interchange and provides for the relocation of the University and Fourteenth freeway ramps. Presently, both locations are congested during peak travel hours, especially so for those entering the freeway.

The southbound on-ramp at Ninth Street will be moved to Tenth Street where it will be braided with a new southbound off-ramp to Fourteenth Street. The Fourteenth Street southbound off-ramp will be elevated above the County parking facility and will connect with Mulberry Street at Twelfth Street. In addition, the southbound on-ramp at Fourteenth Street will be relocated to Fifteenth/Prospect Streets as shown on the existing Downtown Plan.

With the deletion of the previously proposed Fashion Center and Third Street interchange, revisions to the southbound on and off ramps in the vicinity of Fourteenth Street and the operational difficulties that would result from the adopted plan, it is recommended that the west side frontage road be deleted from the existing Plan. This frontage road would be excessively expensive and its proposed location is too close to Lime Street to warrant its development. Because of the proposed deletion of the west side frontage road, the Parks designation on the block bounded by Seventh Street, the Riverside Freeway, University Avenue and Lime Street is proposed to be replaced with Retail Business and Offices to reflect current uses in the area (see No. 4).

On the east side of the Riverside Freeway, the northbound on-ramp at Fourteenth Street is proposed to be reconstructed and extended to intersect the freeway at approximately Eleventh Street. A new off-ramp will be provided for University Avenue which will pass under the new northbound on-ramp mentioned above and connect with an east side frontage road network as envisioned in the existing Downtown Plan. The present Fourteenth Street northbound off-ramp will also connect with this frontage road system. The present University Avenue off-ramp will be closed.

Surface Streets

For the most part, the existing surface street pattern will be retained. The existing Plan proposes the change in use of many streets in the downtown to create super blocks and an extensive system of service, bicycle and pedestrian ways.

This concept is now proposed to be scaled down to encompass only nonarterial streets in the commercial/ governmental core. The reduction in the number of street use changes reflects proposed land use changes. These changes include the proposed retention of single family homes, the proposed deletion of the Fashion Center and the fact that redevelopment projects are primarily being limited to the commercial/governmental core area. The streets still proposed for service, pedestrian and bicycle ways include: Main Street from Tenth to Fourteenth Streets, Sixth, Ninth and Eleventh Streets from Lime Street to Chestnut Street and Thirteenth Street from Brockton Avenue to Mulberry Street.

University Avenue and Seventh Street are still shown as a one-way couplet, however, their connection will remain on existing streets. Conversion of these two streets to one-way function is not needed now, but it is expected that traffic congestion will increase in the future and one-way streets would relieve this problem. However, opposition to "reinstate" this one-way system may make conversion a "someday" project.

Other planned changes for surface streets in the downtown include Fifteenth and Prospect Streets, which are proposed to be extended to intersect the new south-bound Fourteenth Street freeway one-ramp. It is proposed that Orange Street become two-way with left turn lanes from First Street to Seventh Street or, possibly after further study, extended two-way to University Avenue also.

The existing Plan envisions the extension of Massachusetts Avenue to link the area just north of the Downtown to the industrial area east of the freeway. Because of the anticipated engineering and construction difficulties associated with this extension which would result in excessive costs and the projected low volume of traffic in the area, this proposal has been deleted from the proposed Plan.

Public Transportation - Regional

Public transportation has received a great deal of attention in recent years. Examples include: establishment of Joint Powers Authority and Riverside Transit Agency, formation of Riverside County Transportation Commission, establishment of short- and long-range planning requirements, imminent construction of a new bus terminal and proposed commuter rail service to Los Angeles.

Riverside is most fortunate to have two parallel "corridors" - the freeway and railroad right-of-way. Any anticipated mass transit system could utilize one or both of these existing corridors. Utilization of the existing corridors has, among others, the advantage of a clear line interconnecting every major community in the southland. Therefore, the Plan reserves both the freeway and the railroad corridor for any future regional public transportation.

Located between the two corridors at Seventh and University is a Regional Transportation Interchange. It is anticipated that in this location transportation mode changes would occur: freeway bus, local bus, Downtown people mover, helicopter, taxi, regional transit, private automobile or even foot travel. The location of this proposed facility is basically the same as was shown on the existing Plan, although it has been modified on the proposed Plan to reflect existing land uses and to provide for preservation of Historical Landmarks mentioned in Chapter III (see No. 3).

Public Transportation - Local

Local public transportation will be enhanced by the implementation of some of the plan concepts. A shuttle bus will be established in the near future to connect the Downtown area with a parking lot at Third and Market Streets. This project can be altered or expanded based on experience to be gained.

The existing street rights-of-way proposed to be abandoned under the superblock concept in the core area of Downtown present an opportunity for another form of a "corridor" which can be used to advantage by pedestrian and bicyclist. These paths make it possible to walk in surroundings more pleasant than the usual Downtown sidewalk. This level of circulation seems important to the concept of Downtown as a complete community, not just business community.

The Plan calls for a pedestrian bridge over the freeway providing access between the county operations and the long term parking lots east of the freeway, however, the exact location of this bridge as of yet has not been determined. This bridge will also provide additional access to the shuttle bus system at Eleventh and Lime Streets for those who park east of the freeway.

The construction of a new bus terminal is expected to occur in the near future. The site is the same location as the existing bus station but the facility will be expanded to encompass the area bounded by Seventh Street, University Avenue, Market and Chestnut Streets (see No. 27). The City is presently negotiating with a potential developer for the site and is beginning the process to obtain federal funding for the project.

Parking

Downtown Riverside has been unique in that a bulk of the parking has been provided by the City rather than by the private sector as required in other areas of Riverside.

The major change in this area is that it is now recommended that new developments in Downtown be required to provide their own parking or seek waivers under existing City policies with the funds received from the waiver process to go for additional public parking. Many areas designated for parking on the existing Plan have been changed to reflect this approach for the provision of parking (see Nos. 2, 6, 8, 25, 28, 29 and 31 on the Plan Map).

The peripheral parking concept has its place in the Plan but only if the private sector is willing to finance the effort. In short, the nature of parking will in large part be shaped by economic conditions; i.e., if the provision of core area parking is too expensive, developers may opt to cooperate with the City in developing peripheral parking.

The City has taken the first major step in initiating the peripheral parking concept by constructing a parking lot at the corner of Third and Market Streets and proposing a shuttle bus service from that lot to various points in Downtown. The usage of this demonstration project should be monitored closely to determine its usage and acceptability.

There are two existing parking garages on the westerly side of Orange Street between Seventh and Ninth Streets which are shown on the existing plan for Retail Business and Offices. Both of these sites have been changed to the Parking designation on the proposed Plan to recognize the existence and the need for retention of these parking facilities (see No. 19).

OTHER PLAN CONSIDERATIONS

Floor Area Ratio

The existing floor area ratio of 4:1 permitted by code is acceptable with respect to building mass and can support the resultant densities of people. The maximum floor area ratio probably would not ever be completely met in Downtown in any event, but certain portions of downtown probably will reach the limit.

General Retail Uses

The shopping center concept of Downtown development died when the shopping centers in the surrounding suburban areas began. Shopping centers demand a mass market, a mass product and mass parking. This concept cannot be supported Downtown. Downtown, if it is to have a retail function at all, must appeal to a specialty market and to those who are employed in the Downtown.

Historical Preservation

In a very real sense, historical architectural preservation provides each generation with a cultural link to the past and frame of reference for the future. It is recommended that all possibilities be explored in attempts to retain significant residences which more often than any other type of building are demolished. Throughout the Downtown area there are isolated, well maintained and architecturally superior old homes. It would be a loss to the heritage of the City to demolish these homes as it would be to demolish many of the old public buildings. (Many of the significant structures in the Downtown are indicated on the Architectural and Historic Resources Map accompanying the proposed Plan.) Yet it is realized most new projects cannot accommodate an old home remaining in the middle of the development. If some of the older homes could be relocated to a specific area, some modified for apartment or town house living and disposed on the site in increased density, some restored and remodelled for owner occupancy a compatible and unique environment would be established. Site development in keeping with the design, style and scale of the relocated homes could result in a type of restoration like Old Sturbridge, Massachusetts; Alexandria, Virginia; Society Hill, Philadelphia, Pennsylvania; and recently Oakland, California, which have met with great success and appeal.

Additional preservation information and programs will become available to the City upon completion of a Historic Preservation Plan for the Downtown. The City is now in the process of obtaining a consultant for the preparation of this plan.

ITEMS OF
SPECIAL CONSIDERATION 5

CHAPTER V

ITEMS OF SPECIAL CONSIDERATION

Market Street

Because of Market Street's prominence as an entrance to Downtown and its function as a heavy traffic carrier, it deserves special consideration.

Historically, land use along Market Street has been largely oriented towards the sale and service of automobiles and other motor vehicles. This is especially true between First and Seventh Streets. Although many of the major new car dealerships moved to the Auto Center at Indiana Avenue and Adams Street in 1965, several used car dealers subsequently moved in to take their place. Many of these dealers have since gone out of business and the easterly side of Market Street between First and Third Streets now contains several vacant automotive sales lots. Since this portion of the Market Street frontage apparently has little commercial viability today, the Plan proposes to include this frontage in the High Density Residential category to encourage upgrading of the area and to provide for apartments close to the Downtown core.

The proliferation of business identification signs along Market Street and scattered large billboards detract from its appearance. An investigation would probably reveal that many of these signs are not in conformity with the Zoning Regulations and their removal could be obtained through determined enforcement. However, a strong sign regulation enforcement program would need the full cooperation and support of Downtown property owners and tenants in addition to specific authorization and direction by the City Council.

The street trees planted along Market Street, windmill palms from First to Seventh Streets and Indian Laurel trees from Seventh to Fourteenth Streets, enhance the appearance of this street. The palm trees, however, are in sharp contrast to the large shade trees that exist in adjoining residential areas to the west and contribute little to softening the wide expanse of the existing Market Street right-of-way. Consideration should, therefore, be given to replacing the windmill palms with Indian Laurel or other tree varieties that will reduce the "too open" look of Market Street and provide needed shade along a street generally devoid of landscaping. Installation of a landscaped median would further improve the appearance of Market Street without loss of traffic capacity.

In summary, an opportunity exists along many segments of Market Street through the Downtown area to create an attractive streetscape similar to that which presently exists along Fourteenth Street between Orange and Lime Streets. In this area, landscaped medians join with well landscaped and maintained properties fronting the street to provide a pleasant visual experience to both the motorist and pedestrian.

Downtown Image

It is the intent of this section of the plan to investigate existing elements of the Downtown to determine what visually appeals to the user and visitor in order to pinpoint what should be encouraged to make the Downtown a more attractive and pleasant environment.

By and large the residential section located westerly of the core is an attractive adjunct to the nonresidential development. Preservation activities in this and other residential areas have and will continue to upgrade the Downtown. Lower residential densities proposed by the new plan, actions proposed by the Cultural Heritage Board, rehabilitation and renovation assistance by the Redevelopment Agency and the efforts of homeowners, many being young, first time house buyers who find older, fix up houses more affordable than newer suburban houses, all tend to revitalize Downtown residential areas. Contributing to the attractiveness of these neighborhoods are the relatively narrow but adequate streets lined for the most part with mature overhanging trees.

The unique character and charm of these streets carries over into non-residential areas. Orange and Lemon Streets, northerly of Fourteenth Street are examples as are the streets in the area bounded by Fourteenth Street, Brockton Avenue, University Avenue and Market Street. Rehabilitation and conversion of older houses to offices and the construction of new one and two story office buildings on these narrow, tree-lined streets help to retain some of the charm and flavor of old Riverside.

Another interesting streetscape in the Downtown is provided on the Mall in the Mission Inn block between Sixth and Seventh Streets. The Inn itself, of course, is visually interesting partly because it has varying setbacks and different architectural styles. The buildings across from the Inn while completely different in style, nevertheless, complement the Inn and provide visual interest. The Mall appears less wide in this block, perhaps because of the height of the adjacent buildings and the fact that a portion of the Inn does extend into the Mall. Also shop and office entrances in this block are right at the sidewalk, readily accessible and seem to invite one in to browse and shop.

It seems that the salient character of these attractive environments is that they have a spatial and structural scale that is compatible with the observer. In other words, they exist at the human scale and can be called people-oriented environments. This is important because there is a sensed relationship between man and his environment and the relationship can be warm and comfortable or cold and alien. Human scale in architecture and urban design does not necessarily mean small. The Mission Inn is not small but it is comfortable to be around.

The Mission Inn, long recognized as a communitywide asset, is really the focal point for Downtown and the City. It is one of the main attractions of Downtown that brings people in for other than business purposes. The Inn's specialty shops and those in its vicinity attract a much wider clientele than just the daily workers in the area. These shops and the Inn's hotel facilities, including dining room and bars, could be an important link between day and night time occupancy of the Downtown. Raincross Square, the Main Library, the Museum, the Municipal Auditorium and Art Center also are attractions drawing a night time population which is an important expansion of the Downtown's function. It is unfortunate that the core area is currently seen, in the main, as an area of day time activity with only special activities at night time. It is also unfortunate that the large day time population working in the Downtown is not better served by retail shops.

There are reasons, however, to be optimistic in these regards. The first of these are current plans by private developers, assisted by the Redevelopment Agency, to develop several large new commercial, restaurant and office facilities. The

City's recently initiated maintenance and clean-up program for public areas is another. It is hoped these efforts will encourage improved housekeeping in the private sector as well as to promote a clean, attractive environment. The recent publication of the Downtown Transportation Alternatives Study by Wilber Smith and Associates will probably result in the provision of more close-in parking being made available for shoppers and other short-term visitors. The Smith report also recommends greater police surveillance of the parking garages, especially at night. A greater sense of personal safety is essential in the promotion of Downtown visits.

Although the Mission Inn is seen as the focal point of Downtown, there are other interesting buildings which are assets from out of the past. These include amongst others, the Art Center, the Municipal Auditorium, the Congregational and Unitarian Churches, the Museum and the old City Hall, all along Seventh Street between the Mall and Lime Street. Also, often cited as attractive structures are the two arched and arcaded buildings at the southerly corners of University Avenue and Orange Street. These two buildings and others involve a design that clearly exhibits the value of relating form and function. The arcades provide covered sidewalks for pedestrians, utilize air space above the sidewalk for office space and the arches provide unique access, both physically and visually between the walkway and street.

There is too much of value remaining from the past in Downtown to start over and build a new and there are also older structures that for one reason or another should be removed and replaced with new. If new and remodeled buildings are designed to achieve harmony in relationship to the surrounding environment, the resulting diversity can be an asset to Downtown.

Performing Arts Center

As a part of the Downtown Plan re-examination, the City hired the architectural firms of Brown + Rawdon and Parkin Architects, in a joint venture, to investigate four alternatives to providing a performing arts center. As it turned out, the architects developed an additional alternative which appears to be the most logical possibility from a design and financial standpoint.

In summary, the architects looked at rehabilitating the Fox Theatre and Municipal Auditorium at total development costs of \$11,651,000 and \$8,622,000, respectively, but both of these efforts would create only 1000 seat theaters which, in their judgment, is too small at an annual operating and maintenance cost of \$1,700,000 and \$1,300,000, respectively. Given these factors, the two rehabilitation efforts were rejected as unsuitable.

The architects also examined the cost of constructing the performing arts center designed by the Parkin firm in 1972 which would create a 2,250 seat theater. The construction cost of \$21,324,300, requiring an annual debt service of \$3,200,000, seemed to push this alternative into the background, although it is still an outstanding facility for performing arts.

The fourth alternative has been termed by the architects as Raincross '80. This is a scaled down version of Raincross '72, yet it provides many of the basics for a performing arts center while providing 1800 seats at a construction cost of \$11,222,300 and at an estimated annual cost of \$1,700,000. Given all of the alternatives investigated, this concept is best in all design categories.

The remaining alternative, developed by the consultant team, would rely on a private developer to develop an office structure on Raincross property and, as part of the development, the City would require the construction of a Raincross '80 type performing arts center, which the City would in turn lease back from the developer. Whether this concept is feasible could only be proven if a developer and the City could reach agreement. The success of this concept has been demonstrated by the Schubert Theatre in Los Angeles, where the theatre has been incorporated into an attractive multi-leveled office, commercial and entertainment complex. The advantage of this method is that tax increments collected from the developer by the Redevelopment Agency could be used to offset some of the annual lease payments. If this concept were to be pursued, it is suggested the Request for Proposal approach be utilized.

CHAPTER VI

IMPLEMENTATION

Simply stated, implementation means bringing the plan for Downtown into being. The efforts of elected officials, civic leaders, planners and citizens must be directed and carried out in a systematic manner over a period of time to accomplish this plan.

Successful implementation depends on many factors; on a sequence of actions which are:

- o Physically and technically capable of accomplishment.
- o Adaptable and responsive to changes in the project area which develop in following the initial plan.
- o Capable of being funded from a variety of sources.
- o Acceptable, even opportune, within political realities.
- o Through the judicious expenditure of public investment, capable of attracting maximum private investment.
- o Advantageous to and will assist the renewal projects of the Riverside Redevelopment Agency.
- o Capable of generating firm support from both the public sector and local government.
- o At any time during development, functionally and economically efficient.
- o At any time during development, made up of balanced and adequate environmental design quality standards.

This portion of the plan establishes priorities within the required sequence of actions that will lead to revitalization of the downtown area.

Turning the Downtown around will not be a quick, easy task but rather one which will require a concerted effort of both the public and private sector over a longer period of time. Certain phases of the Downtown Plan will occur as development of the area proceeds but to achieve desired results over the next 5-10 years, maximum effort should be put into the following projects:

1. Redevelopment of Market Street.
2. Downtown renovation through historic and neighborhood preservation programs.
3. Development of a performing arts center.
4. Implementation of County of Riverside Civic Center Plan.
5. Provision of adequate on-site parking by private development/redevelopment.

If progress can be made in these areas over the next five years, some of the more troublesome areas of Downtown will begin to reverse themselves and the implementation will prove to be a catalyst for development of other areas. More specifically, the following implementation techniques may be utilized:

1. Market Street

The redevelopment of Market Street could be accomplished by a variety of techniques, but specifically the use of the Housing and Community Development Program, the City's redevelopment program and various other programs. It is felt that success can be achieved in redeveloping Market Street.

2. Downtown Preservation

The pattern of absentee ownership, so prevalent in the Downtown five to ten years ago, is changing. Escalating interest rates and housing costs are leading first-time homeowners into the area in which they can afford to live -- older residential neighborhoods of the Downtown. This situation promises to reverse the trend of blight and "demolition by neglect" as pride of ownership provides new stability in old neighborhoods. The following sections outline programs by which the City can aid in the process of renovation and preservation of Downtown structures.

Historic Preservation

Stability in older residential neighborhoods can be furthered through designation of historic districts and through judicious planning and architectural restrictions within those districts. The designation of historic districts is allowed by the Cultural Resources ordinance in the Municipal Code and provides a means for preserving and integrating historical charm within the modern Downtown.

Historic districting has proven to be an inexpensive, manageable way of revitalizing older sections in many cities, offering new vigor and an increased property tax base while retaining an historical context. The California cities of San Diego, San Francisco, Sacramento, Brea, San Buenaventura and Pasadena, have all adopted an historic district approach toward some city planning and development. A property owner may buy into an older neighborhood and know that the historical context of the area will not be compromised, but will in fact be enhanced by design review over additions, alterations and new construction.

Owners of contributing commercial and other income-producing properties within historic districts receive valuable income tax credit for rehabilitation and restoration according to the Tax Reform Act of 1976. Historic districting in commercial areas may necessitate consideration of the "transfer of development rights" concept which would allow adjacent owners to purchase the unused building area of buildings to be preserved. The owners are then permitted to exceed the permitted area of the new building by the amount unused by the historic building as long as the overall density remains within the permitted density range for the area.

It should be noted that a Downtown Historic Preservation Study is scheduled to commence in late 1981 to identify and locate various dwellings, buildings, street-scapes and neighborhoods and establish historic districts for their preservation.

Neighborhood Preservation

The Plan identifies a nine block area bounded by First Street, the Riverside Freeway, Fourth Street and Orange Street, which would serve as a demonstration project for neighborhood preservation.

The preservation program, as envisioned by the Plan, would focus a number of specific programs for this area to determine whether a concentrated effort can upgrade an entire neighborhood. A neighborhood committee consisting of residents in the area should be established to give direction and assist in the planning and revitalization effort. Programs such as HCD, CETA, Neighborhood Watch, and Housing Rehabilitation would be applied in the area. Because funds are limited for such programs, the impact of scattering these funds throughout the Downtown would not be as significant as would be the impact of concentrating on one area. This program, after several years of effort, should be evaluated to determine if the desired results are being achieved.

3. Performing Arts Center

Based on the study completed by the Brown + Rawdon and Parkin firms, it is recommended that the City proceed with a Raincross '80 type facility. Given the construction of such a project alone, the City would have to create the annual debt service payment out of new sources. It is recommended that the City seek proposals from the private sector to develop the office/theater complex which, due to taxes paid by the developer, would possibly decrease the annual amount required of the City. Prior to seeking these proposals, the City, though, would have to make a commitment to pay the annual lease payment for the theater.

4. County of Riverside Civic Center Plan

The County's Civic Center Plan is an ambitious one and basically one which should be supported by the City. The Plan goes a long way in solving many of the problems in that particular area.

The Civic Center Plan, as it now exists, would require City assistance (i.e., relocation of Police Building) but because of the positive effect, the City should cooperate and assist in the County's efforts.

5. Parking

It is recommended that the responsibility for providing parking in Downtown Riverside be transferred in large part from the City to the property owner. Currently, City ordinance and redevelopment plans allow for waivers and it is suggested these requirements be changed so as to require the property owner to provide parking. Further, in order to fully implement the proposed parking policy, it is recommended that Section 19.74.110 of the Municipal Code, which exempts portions of the Downtown from off-street parking requirements, be repealed and the Redevelopment Plan for the Riverside Mall and White Park Redevelopment Project be amended accordingly. The existing City code establishes a waiver procedure for parking requirements which in general says that a development cost per square foot be established for parking by the City and any waiver of spaces would require the developer to pay the City that amount of money (i.e. \$17 per sq. ft. x 350 sq. ft. = \$6,000 per space). This money could then be used to develop needed parking in the Downtown.

IMPLEMENTATION OPTIONS

A number of options are available to the City for implementing the downtown plan. These include state, local and federal programs described as follows. Due to changes in governmental administrative policies and general economic conditions, funding availability from any source is restricted at the present time and it is uncertain if this situation will improve in the near future.

State and Local Programs

The following state and local programs are currently available to California cities and all would require financing by the City in order to become operative.

- o State Highway Programs - State highways in or serving Downtown would be eligible for funding action necessary to improve efficiency and capacity. Priorities for allocation of State funds (with federal assistance) are geared to state and regional needs. It is forecast though, that the State will not be able to fund any capital construction after the current budget year due to a severe shortage of revenue stemming from low purchasing power of the gasoline tax last raised in 1967.
- o Community Redevelopment - The City of Riverside's Redevelopment Agency was established in 1967 pursuant to provisions of California's Community Redevelopment Law. The primary purpose of the Community Redevelopment Law include:

"(Eliminating) blighted areas or economic liabilities, or both, requiring redevelopment in the interest of the health, safety and general welfare of the people...., (Expanding) the supply of low and moderate income housing...(and) employment opportunities for jobless, under-employed and low income persons...."

In furthering the above stated purposes, Riverside's Redevelopment Agency has initiated a number of programs such as Home Rehabilitation Loan Program, HUD Section 312 Loan Program, California Housing Finance Agency (CHFA) Program, Housing Code Enforcement and other programs to assist senior citizens and the handicapped.

Funds for Redevelopment Agency activities come from a number of sources including Community Development Block Grant (CDBG) monies. One of the major funding sources not previously discussed in detail is tax increment financing. This financing tool allows the Redevelopment Agency to freeze property tax revenues accrued to the taxing agencies within specific blighted areas or Redevelopment Project Areas at levels existing at the commencement of the redevelopment project. Tax monies from any further increases in property assessments during the term of the redevelopment project are accrued by the Redevelopment Agency.

The Mall and White Park Redevelopment Project is currently being funded through the tax increment method. This project encompasses all of the Downtown Plan area with the exception of an area bounded by First Street, Brockton Avenue, Sixth and Pine Streets and an area bounded by Ninth Street, Brockton Avenue, Fourteenth and Pine Streets. The current

Redevelopment Plan reflects the existing Plan's land use designations. Upon adoption of the proposed Downtown Plan, the Mall and White Park Redevelopment Project Plan should be amended to conform to the new land use plan and the proposed parking policy.

- o California Mall Act of 1960 - This enabling legislation permits the construction of malls in vehicular rights-of-way, provides for the prohibition of vehicular traffic (totally or partially) on pedestrian malls, establishes an assessment district as a funding vehicle (including funding from city general funds if desired), payment of damages incurred by properties affected by the mall, and the use of public streets for construction of a variety of improvements to develop the mall (including among others, paving, sidewalks, covered walkways, air conditioning, lighting and fire protection facilities, vehicular parking areas, landscaping, statuary fountains, benches, restrooms, child care facilities, information booths, public assembly facilities, information booths, public assembly facilities and other structures necessary or convenient to serve members of the public using such a pedestrian mall).
- o Revenue Bonds - The City may issue revenue bonds for public improvements with revenue generated by the improvement being applied to the retirement of the bonds. The interest rate paid on revenue bonds is governed by the Legislature. Presently the maximum allowable interest rate paid by such bonds is less than can be obtained from a variety of private investment sources. Therefore, revenue bonds are not an attractive investment. However, there is legislation pending which would increase the maximum interest paid which could possibly make revenue bonds more competitive in the investment market.
- o Special Improvement Districts - The special improvement districts require majority approval of the properties benefited and the costs are paid for on an apportioned assessment basis by those affected.
- o Private Development - Private development requires no state or local enabling legislation to acquire or finance development. This sector remains the largest single factor of the implementation program.

Federal Programs

Federal programs offer a wide variety of techniques for improvement of urban area; however, there are several concerns:

Changes in funding and priorities of many programs have altered the development plans of cities whose programs were primarily organized on the use of federal programs.

The timing of some federal programs have proven to be of long duration with extensive planning and administrative time and expense.

A great deal of progress or lack of it depends on the political strength of the community with Congress, HUD officials and good documentation of their needs and planning studies. Reduction and reappropriation of HUD funds and the uncertainty of how these funds might be made available to local governments makes this funding source uncertain.

Federal programs which may be applicable to Downtown Riverside include:

- o Federal Housing Programs - Including Urban Renewal Housing, Housing in Declining Neighborhoods, Housing for Low and Moderate Income Families, Interest Supplements on Home Mortgages and Rental and Cooperative Mortgages, and Rent Supplements.
- o FAU (Federal Aid, Urban) - A program to assist communities to improve traffic flow, safety and provide for improved signalling, signing and striping of roadways. This program is funding a major signal betterment project throughout Riverside, however, the program may be phased out by the current administration in Washington in the near future.
- o Urban Development Action Grants - A program to assist severely distressed cities in alleviating physical and economic deterioration through economic development, neighborhood revitalization, job creation and strengthening the tax base. An eligibility requirement for these grants is that a local community's unemployment rate must be above a certain level. The City has applied for such a grant to redevelop the bus station and adjoining properties since at the time of the application the City's unemployment rate was sufficiently high to qualify. Since that time, however, the unemployment rate has dropped below the eligibility level which disqualifies other projects in the Downtown from currently obtaining funding from this source.
- o Economic Development-Business Development Assistance - An Economic Development Administration program designed to sustain industrial and commercial viability in designated areas by providing financing assistance to businesses that create or retain jobs. The Mission Inn has received funding from this source.
- o DOT Grants and Loans - Department of Transportation program implemented by the Urban Mass Transit Agency to assist financing to acquire, construct, reconstruct or improve mass transit facilities. These funds have been used extensively for the setting up of the existing bus system. They will likely remain available for conventional systems, but any demonstration grants would be closely scrutinized.
- o Community Development Block Grants - The Community Development Block Grant (CDBG) Program is the U. S. Department of Housing and Urban Development's (HUD) primary means of providing community development assistance. Through this program, HUD provides 100% Federal Grants (i.e., no matching funding required of community) to local governments for funding a wide range of community activities.

The CDBG Program was established by Title I of the Housing and Community Development Acts of 1974 and 1977 and consolidated seven federal categorical community development programs into one Block Grant program. The act emphasizes control of funding use at the local level subject to certain federal standards. The stated purpose of the Act is to provide adequate housing, a suitable living environment and expanded economic opportunities for persons of low- and moderate-income. Subject to

revisions contained in the 1977 Act, particular emphasis is placed on neighborhood revitalization. Applications for funding of Block Grant programs not principally benefiting low- and moderate-income households may not be approved.

Specific objections of the program include:

- . Elimination and prevention of slums and blight.
- . Reversal of past patterns of economic and racial housing segregation.
- . Conservation of existing housing stock.
- . Improvement of community services.
- . Elimination of conditions detrimental to health, safety and the public welfare.

Within the intent of the above set of objectives, eligible activities include among others the following:

- . Acquisition of blighted, deteriorated or underdeveloped real property for housing and commercial developments.
- . Historic preservation.
- . Construction of public works facilities
- . Code enforcement in deteriorated areas
- . Provision of commercial and industrial structures for purposes of economic development.
- . Construction of recreational facilities
- . Provision of loans and grants for rehabilitation of existing homes and multi-family dwellings.

It is uncertain at the present time, however, whether or not the federal government will continue this grant program.

Volunteer Help and Community Action

Volunteer Help and Community Action can be a small but significant resource for the Downtown. Previous projects have consisted of a bridge construction adjacent to the Downtown and removal of parking meter posts. A proposed project is the reconstruction of a bridge in Fairmount Park.

Sequence of Implementation Actions - Access and Circulation

The following lists of actions are broken down into two categories: (1) a list to show what is going on now; and (2) a list to show proposed actions within the next five years. It is believed that listing actions for a definite time period will seem less overwhelming and show achievability.

RECENT AND CURRENT ACTIONS TO RECTIFY
PROBLEMS IN THE DOWNTOWN AREA

| <u>PROBLEM</u> | <u>ACTION</u> |
|--------------------------------------|---|
| 1. Downtown Congestion | a. Signal Betterment Project to begin in 1981-82. |
| 2. Parking Shortage | a. Recently completed the Downtown Transportation Alternatives Study. b. Recently completed parking lots: 173 spaces at Third and Market, 40 spaces at Ninth and Main Streets, 40 spaces at Fifth and Main Streets. c. Recently installed additional diagonal parking on Main Street to increase parking capacity. |
| 3. Pedestrian Safety | a. Recently completed Pedestrian Overcrossing of Lime Street at Eleventh Street. b. Recently constructed handicapped ramps at intersections. |
| 4. Reliance on Automobile | a. Parking fee for City employees. b. Experimented with a bus pass subsidy for City employees. c. Recently increased parking fees in public lots and garages; increased parking fees; and imposed additional time limits on curb parking. d. Recently, in participation with Caltrans, installed bicycle lockers at City Hall, Police Station and at Third and Market Streets. |
| 5. Bus Terminal Condition & Capacity | a. Redevelopment Agency will construct new bus station in 1981-82. |
| 6. Downtown Appearance | a. Removed parking meter posts. b. Recently landscaped and rehabilitated several parking lots and will do several more in 1981-82. c. Downtown Clean Up Project. |

- d. Garages 1 and 2 were recently painted and repaired.
- 7. Deterioration of Curb & Gutter, Sidewalks, and Asphalt Pavement
 - a. On-going repair by Public Works Department

ACTIONS SUGGESTED IN NEXT FIVE YEARS TO RECTIFY
PROBLEMS IN THE DOWNTOWN AREA

| <u>PROBLEM</u> | <u>ACTION</u> |
|---|--|
| 1. Short radius curb returns at Seventh and University and replacement of surface drains at selected locations. | a. Reconstruct returns and replace surface drains. |
| 2. Parking Shortage | <ul style="list-style-type: none"> a. Consider building new parking garages to be paid for by assessment district with possible City participation. b. Require private developers to provide parking per code. c. Increase capacity at Third and Market Streets and consider establishing parking at Seventh and Mulberry Streets. d. New garage by City in conjunction with Performing Arts Center. e. Encourage employee bus use by private employers. f. Active promotion of ridesharing. |
| 3. Congestion worsened by on-street parking and obsolete traffic signals | <ul style="list-style-type: none"> a. Revise islands at Orange and Fourteenth to provide 2-lane left turn at Fourteenth. b. Delete parking on Seventh Street to provide westbound left turn at Orange Street. c. Delete parking on University Avenue to provide westbound left turn lane at Orange, and a right turn on Lime at University. d. Reprogram traffic signal timing and turning movements to reflect traffic changes. |

4. Congestion on Fourteenth Street and Access to Freeway
 - a. Widen Fourteenth Street from Lemon to Lime (north and south sides).
 - b. Southbound onramp relocation to Prospect Avenue and lengthen Cridge Street Bridge.
5. Main Street, Fourteenth and Magnolia Intersection (5 point)
 - a. Close Magnolia from Market to Fourteenth. Widen Market and Fourteenth at De Anza Park.
6. Freeway northbound offramp at Fourteenth Street.
 - a. Revise intersection to provide left turn option in all three lanes rather than the existing two.
7. Large percentage of coincident work hours.
 - a. Staggered work hours.
 - b. Flextime.
 - c. 9-80 (9 hour days).
 - d. 4-10 (10 hour days).
8. Congestion on University Avenue, Mulberry to Lime, and on Lime Street from University to Ninth Street. (Problem associated with freeway onramp at Ninth Street)
 - a. Traffic signal at Lime and Ninth Streets.
9. Rehabilitation of existing private parking lots not meeting City standards
 - Change code to require:
 - a. landscaping, and
 - b. filling old curb cuts.
10. Deterioration of curb and gutter and sidewalks.
 - a. Require maintenance under 1911 Act.

LP/4S/Ac

F-6 EASTSIDE

EASTSIDE COMMUNITY PLAN

I. THE PHYSICAL ENVIRONMENT

A. Land Use Recommendations

1. Zoning remain much the same as current (note exceptions below), with a de-emphasis on large multiple family dwelling units.
2. A local Housing Authority be established to work cooperatively with all housing related agencies, etc. in the following manner: to be concerned with redevelopment, subsidized housing programs, relocation of displaced persons, zoning enforcement, improvement of substandard housing.
3. Residential -- Improved Housing
 - a. Where deterioration is present, the use of Code Enforcement Grants and/or low interest loans for low income families and elderly home-owners should be encouraged with information and counseling being provided by the City.
 - b. Systematic code enforcement inspections in areas where homes are in the 15 to 20 year old category.
 - c. Emphasis should be placed on establishing new ordinances and enforcement procedures as they relate to trees, curbs, gutters, litter, etc., -- and exterior appearance of structures and yards.
 - d. Efforts should be made to assure that single family residential lots have a minimum of 6500 square feet (or 5,000 square feet if prior to 1957). (Although city can grant variances, home owners who have taken advantage of programs may have difficulty in reselling as H.U.D. and V.A. will not guarantee loans on houses that do not meet minimum lot requirements).
4. Residential -- Additional Housing
 - a. Lots for single family housing should have a minimum of 6500 square feet.
 - b. Planned Residential Development in single family residential zones not to exceed nine units per acre. In no case should any one building in a single family residential zone contain more than four dwelling units.
 - c. Planned Residential Development in multi-family zone not to exceed 29 units per acre. In no case should any one building in a multi-family zone contain more than twenty dwelling units.

5. Subsidized Housing -- 235i-236

- a. Subsidized single family residences be constructed on a scattered site basis.
- b. Subsidized single-family residences limited to 25% of total tract and the proposed distance of the housing distribution plan by the Planning Department be increased from 100 feet to 200 feet per subsidized unit.
- c. Subsidies for Planned Residential Development in single family and multi-family zones be limited to 25% of total units.

6. Section 23 -- Leased Housing

- a. Subsidized housing leased by Housing Authority should be on a scattered site basis.
- b. Subsidized Turnkey Houses for lease by the Housing Authority should not exceed 24 units per project. Second, the proposed distance of the Housing Distribution Plan by the Planning Department be increased from 100 feet to 200 feet per subsidized unit.

7. Commercial and office: Zoning remain much the same as current

8. Manufacturing: Create an industrial park in all of Block Group 5, Census Tract 304 by placing in City's MP Zone. This includes all of the area bounded by the Riverside Freeway, 3rd Street, approximately along Howard Avenue to Cridge Street

9. Apply for an industrial renewal rehabilitation grant to upgrade the industrial park area.

10. Public Facilities: Public facilities be upgraded, given adequate care, and expanded (see specific recommendations below).

11. Buffer zones with trees, shrubs, etc., should be established between conflicting land uses, e.g., commercial and industrial as opposed to residential.

12. Eastside Urban Redevelopment

- a. A committee be formed comprised of a representative cross-section of residents in the Eastside Study Area, a staff representative from the Planning Department, Redevelopment Agency, Public Works, and consultants to review the

process which led to community division in the NDP project and to make recommendations to minimize future mistakes and to insure project success.

- b. Community to be involved in decisions regarding future Urban Renewal projects and any other major changes.
- c. Urban renewal continue to be utilized in the Eastside Study Area.
- d. Tax increments and planning grants be used to finance technical and professional assistance in determining needs for future NDP projects.

13. Area Beautification

- a. More low-maintenance trees and removal of foul, odorous trees on city streets.
- b. Systematic removal of dead and unsightly trees and planting of new trees.
- c. Establish new ordinances and enforcement procedures requiring adequate housekeeping for commercial property, vacant lots, and unused property.

II. SOCIO-ECONOMIC ENVIRONMENT

A. Income

- 1. Measures be taken to insure that every individual and family in the Eastside Study Area has an adequate income to meet basic food, clothing, housing, and health needs.
- 2. The general public be made aware of the income deficit of many individuals and families in the Eastside Study Area -- many of whom are working fulltime.

B. Poverty

Insure that every individual and family is above the "poverty line."

C. Public Assistance Recommendation

Public Assistance be used whenever necessary to bring individuals and families above the poverty level and to insure that basic human needs are being met.

D. Employment Recommendations

- 1. MAPC funds be used to upgrade existing minority employees in the City to comply with affirmative action policy that the City has adopted.

2. MAFIC funds should be given only to those agencies that show affirmative action in minority job placements.
3. Identify specific employment needs and encourage educational institutions to offer courses designed to facilitate entrance and job progression in specific positions that are identified as needs.
4. Firms that locate in the proposed Industrial Park be specifically encouraged to hire residents of the Eastside Study Area.
5. All possible measures be taken to eliminate the chronic large-scale unemployment currently existant in the Eastside Study Area
6. All possible measures be taken to overcome the chronic underemployment of the currently working labor force -- e.g., by upgrading positions and pay and by job progression.
7. Continue and expand Summer Youth Employment Programs through entire year, in addition to Neighborhood Youth Corps and other such programs.
8. Assist community groups and agencies applying for Federal, State and private funds for minority employment, and/or vocational education.

E. Industry and Commerce Recommendations

1. See Industrial Park and employment recommendations above.
2. Employers who have adopted Affirmative Action Programs and minority owned and controlled industries and commercial enterprises be encouraged through the use of loans, tax breaks, other economic incentives and City contracts.
3. Economic incentives for businesses and/or industry to locate in the Industrial Park.
4. Continued cooperation from the Riverside Chamber of Commerce Minority Advisory Committee in providing technical assistance to minority businessmen.
5. Industrial and commercial firms in Riverside, and especially in the Eastside Study Area, be encouraged to hire Eastside Study Area residents.

III. PUBLIC FACILITIES

A. Supportive Services Recommendations

1. Community (Riverside City encompassing) Coordinator, ombudsmen, "trouble-shooter," be appointed who will be directly available to community residents. Ombudsmen should be specifically designated individuals who are responsible to the Mayor, City Council and the City Manager. The Ombudsmen should have the authority and responsibility to cut through "red-tape" to solve individual, family, and community related problems.
2. City search out funding for Day Care Centers and/or provide assistance to agencies willing to establish centers.
3. Provide adequate transportation for low income, physically handicapped and elderly to existing medical facilities. Twenty-four hour use of medi-trans for emergencies as well as regular clinic appointments. (Medi-trans funded under California Regional Medical Programs Area VI.) See Health and Transportation recommendations.
4. The City purchase existing University Heights Adult Educational Facilities and do the following:
 - a. Create a Community Service Center in classroom building and rebuild auditorium building if necessary.
 - b. Provide staff to coordinate use of buildings by agencies providing services such as Social Security, Veterans Administration, Department of Public Welfare, Public Health, United Fund agencies, etc...
 - c. Create an Information and Rumor Control Center.
 - d. In cooperation with local school districts, unions, etc., use shop buildings under City supervision to train men and women in building construction and maintenance, and other City jobs and other non-governmental jobs.
 - e. Contract with schools and county and business to train personnel.
 - f. Stock and maintain the available library facility for community use as a branch library.
 - g. Provide some Spanish-speaking staff to be on duty during hours of operation of Community Services Center.

2. Recreation Recommendations

a. General

- (1) Activities should be organized so that year round use of school playgrounds, and other facilities in or near the Eastside Study Area will be facilitated.
- (2) City purchase and/or lease vacant lots and develop vest-pocket parks and "patches-of-green" throughout the Eastside Study Area. Parks and patches-of-green to be equipped for local neighborhood residents, e.g., children, aged, etc.

b. Lincoln Park

- (1) That the City purchase the land South of 13th Street to the service alley from Howard Avenue to Park Avenue.
- (2) Close 13th Street from Howard Avenue to Park Avenue.
- (3) Replace present swimming pool with an adequate swimming pool, a wading pool for small children, and dressing room facilities.
- (4) Construct ball diamond, bleachers, and new restroom facilities.
- (5) Provide covered area, benches and tables for use by senior citizens and adults.
- (6) Provide outdoor recreational equipment for senior citizens, adults and youth.
- (7) Provide adequate lighting on Park Avenue and 12th Street as well as lights inside the park.
- (8) The extension of Howard Avenue probably will increase traffic on that street, therefore, it is recommended that sidewalks be installed at the same time of the street extension and that a fence or wall and landscaping be placed along the park side of Howard Avenue to act as a buffer.

c. Patterson Park

- (1) Adequate lighting for night use of ball diamond and playground area.
- (2) Adequate bleachers be built for spectators.

d. Bordwell Park

- (1) Bordwell Park should continue to be designated as a Community Park.
- (2) Expansion of Bordwell Park East to Ottawa Avenue and South along Ottawa Avenue to natural flood channel.
- (3) Purchase of the SW corner of Kansas and Pennsylvania for use as additional parking for the Park (approximately 3 acres).
- (4) Create an Advisory Committee representative of every ethnic and age category within the Eastside Study Area to help plan and initiate programs for residents in the community.
- (5) The Park and Recreation Department and the Commission and Park Director work with the Advisory Committee in implementing programs.
- (6) The following should be accomplished to allow maximum utilization of the Park:
 - (a) Swimming pool (olympic size) and wading pool for young children.
 - (b) Baseball diamonds.
 - (c) Handball, tennis, and basketball courts.
 - (d) Indoor and outdoor recreational equipment for senior citizens, adults and youth.
 - (e) Adequate lighting for all facilities and playground for night time use.

e. University Heights/Riverside Community Sports Center

- (1) Purchase existing University Heights gym and grounds as provided for in the 1973-74 City Budget. Convert the grounds to become a major sports center. Name the facility "Riverside Community Sports Center."
- (2) The following should be accomplished:
 - (a) Build enclosed swimming pool for competitive events and all-city year round use.
 - (b) Upgrade existing ball diamonds, tennis courts, basketball courts, football field.

- (c) Provide adequate lighting for night time use.
- (d) Staff center with:
 - (1) Director (same as Community Services Center building director)
 - (2) Program director
 - (3) Line staff.
- (e) Establish citizens Advisory Board representative of all ethnic and age categories in Riverside to assure full participation by all persons in athletic programs.
- (f) Establish concession services.

f. North Park

North Park to remain as a park.

IV. STREETS AND TRANSPORTATION

A. Traffic Safety Recommendations

1. 30 inch octagonal standard "stop-signs" be placed throughout the Eastside instead of the 24 inch signs now used.
2. Signal light priorities:
 - a. Victoria Avenue and University Avenue intersection -- pedestrian and traffic activated on Victoria Avenue.
 - b. Kansas Avenue and Pennsylvania Avenue intersection -- pedestrian and traffic activated on Kansas Avenue.
3. An Overpass be constructed at Pennsylvania Avenue near entrance to the Stratton Center Building in Bordwell Park which also will serve as a safecrossing for children going to Emerson School
4. Pedestrian activated "walk" signals at all signal lights in the Eastside Study Area and one installed immediately at the intersection of University Avenue and Park Avenue.
5. Trees and other obstructions that block stop signs and/or street visibility at various intersections should be removed and/or cut back.
6. No parking be permitted on Victoria Avenue between 13th and 14th Streets.
7. Four way stop sign be installed at the intersection of 12th Street and Kansas Avenue.

8. Use of stop signs to discourage through traffic on side streets.
9. Extend special 20 foot front set backs along University Avenue to include that area between the Riverside Freeway and Comer Street.
10. No parking be permitted on University Avenue between Sedgwick Avenue and the Riverside Freeway during peak traffic hours.
11. Railroad crossing bar be installed at 10th Street and the Railroad Crossing.
12. No right turn should be permitted on 10th Street from the University Avenue off-ramp of the Riverside Freeway or alternately, engineering should be carried out to provide safe right turn movement.

B. Street Repair Recommendation

In view of the extensive need for street repairs in the Eastside Study Area, systematic repair of streets, gutters and sidewalks should begin immediately.

C. Street Alteration Recommendations

1. Extension of Victoria Avenue to 7th Street is not recommended (as shown on General Plan).
2. Extension of Park Avenue to Ivy Street (as shown on General Plan) is not recommended.
3. Widen 3rd Street from Vine Street to Kansas Avenue.
4. Extend Howard Avenue to 10th Street.
5. Victoria Avenue:
 - a.. All negotiations for property along Victoria Avenue between the Tequesquite Arroyo Bridge and University Avenue be halted until completion of Traffic Pattern Survey (see below) is completed and/or affected residents are consulted in regard to the widening of Victoria.
 - b. Residents along Victoria Avenue between the Tequesquite Arroyo Bridge and University Avenue be consulted in regard to their favored plan of those shown below (or others they may suggest):
 - (1) Equal offset on both sides of the street.
 - (2) Take property from one side or the other with no displacement or acquisition of property on the remaining side.

- c. If traffic survey shows that Victoria Avenue needs to be widened, also widen Victoria Tequesquite Arroyo Bridge to four lanes and make every attempt to maintain its current architectural character.

6. 14th Street

- a. All negotiations for property along 14th Street and Pennsylvania Avenue between Victoria and Chicago Avenues be halted until traffic survey (see below) is completed and/or affected residents are consulted in regard to the widening of 14th Street.
- b. Residents along 14th Street between Victoria and Chicago Avenues be consulted in regard to their favored plan of those shown below (or others they may suggest):
 - (1) Equal Offset: Divide land needed for widening of street equally on both sides -- result: under-sized lot sizes on both sides of 14th Street and minimum setback from the street.
 - (2) Acquire property from either North or South side with no displacement or acquisition of property on the remaining side with the following options:
 - (a) Rebuild with small-size lots with zoning variances.
 - (b) Rebuild by combining properties into "legal-size" lots (6500 square feet).
 - (c) Build a strip vest-pocket park buffered by shrubs, etc., from street traffic and noise.
 - (d) A landscaped median.
- c. If the results of the Traffic Pattern Survey (see below) indicate an increased flow of traffic sufficient to require widening 14th Street, it is the consultant's recommendation that the necessary property be obtained from the South side of 14th Street.

D. Traffic Pattern Recommendations

A systematic traffic survey be conducted immediately upon completion of the 14th Street underpass to determine evolving traffic patterns

E. Public Transportation Recommendations

1. Medi-transportation should be available on a 24 hour basis for appointments and emergency treatment at hospitals and clinics.
2. Mini-bus routes, "taxi" routes, or dial-a-bus should be established; for example, along University Avenue from UCR to Brockton Avenue; 3rd Street from Watkins Drive to Market Street; Pennsylvania Avenue from Chicago Avenue to Brockton Avenue; Chicago Avenue from 3rd Street to Pennsylvania Avenue; Kansas Avenue from 3rd Street to Pennsylvania Avenue; Park Avenue from 3rd Street to Woodbine Street.
3. A bus line on the Riverside Freeway should stop at all off ramps from 7th Street to La Sierra Avenue and connect with Mini-bus routes, "taxi's," or dial-a-bus, with free interline transfers.
4. All existing and new bus stops should have benches.
5. Every bus stop should have visible bus schedules in English and Spanish.
6. Bus schedules should coincide with work schedules, shopping hours, etc.
7. Bike Routes to North High School, Poly High School, UCR and RCC should be established. Routes should have clearly marked lanes. No parking on the side of the street used for bike routes.

V. HEALTH

- A. Establish a Preventive Health Clinic and Out-Patient facility at University Heights Adult Education Building.
- B. City automobiles be used as emergency vehicles and for medical emergencies.
- C. Pet ordinances be enforced.

VI. PUBLIC SAFETY

A. Police Recommendations

1. An extensive training program for all police officers be instituted; training program to be devised by Eastside Study Area residents, academic representatives, Police Department representatives, and consultants.

2. Regular policemen and investigators be assigned to the Eastside Study Area with instructions to handle all cases.
3. Policemen assigned to the Eastside Study Area should systematically meet with residents and business people in the community.
4. The Police Department should set up a communication system, block by block to encourage residents to look out for their neighbors when they are away, and to encourage neighbors to call for help when they see something wrong.
5. Recruiting of minority policemen should be of high priority.
6. A policeman should be on duty at the proposed University Heights Community Service Center to be available to residents who wish to talk with him.
7. Policemen working in the Eastside Study Area should have knowledge of agencies that they can refer residents to when a problem arises that does not come under the scope of direct police work. Policemen should also follow up to make sure the matter was taken care of properly.
8. Name tags worn by officers should have emphasis on the first name (Bold type for first name, small type for last).
9. Policemen should have business cards for distribution to residents.
10. Policemen should be available for "rap" sessions with community residents.

B. Fire Department Recommendations

Fire Department equipment be used as emergency ambulances.

VII. COMMUNICATIONS

A. Communications Recommendations

1. An independent Citizens Council representative of Eastside Study Area residents be established to channel residents' concerns to the local government, commissions, and public and private agencies.

2. Establish an office in the Community Service Center with a highly publicized telephone number, to channel questions and complaints to the right department or agency -- or ombudsman/community advocate.
3. Establish a twenty-four hour Information and Rumor Control Center.
4. Decision-making representatives of the local government and public and private agencies systematically visit local neighborhoods in the Eastside Study Area to facilitate an exchange of information.
5. All City Commissions and Boards should have an Eastside Study Area representative.
6. Each City Department should assign one staff member to be concerned specifically with the Eastside Study Area.
7. City should provide Spanish speaking employees in City Departments that provide over-the-counter service to aid residents for whom English is a second language.
8. A central location be established in the City Library and City Planning Department containing the vast variety of efforts, documents, data sets, etc., related to the City and its residents. This depository of information to be available to all citizens upon request.

VIII. SUMMARY

The established Citizens Advisory Committee in the Eastside Study Area, working with consultants, be requested to periodically review the implementation of the recommendations contained in the Eastside Community Plan.

UNIVERSITY AVENUE

Objective C: To coordinate future development along University Avenue in recognition of its importance as 1) an entrance to the University of California and Downtown, 2) a center for the hospitality industry in Riverside and 3) a source of commercial services for surrounding residential neighborhoods.

Policy C1: Limit vehicle oriented commercial uses to that portion of University Avenue east of Chicago Avenue while encouraging less intense neighborhood and community oriented commercial uses west of Chicago Avenue.

Specific Actions C1.1: Consideration should be given to rezoning properties fronting University Avenue west of Chicago Avenue from the existing C-3 zoning to the C-2 zone, a less intense and indoor oriented commercial zone.

C1.2: Attention should be given to maintaining the Town Square Shopping Center at the southwest corner of Chicago and University Avenues by discouraging parcelization of the site and encouraging upgrading and expansion.

Policy C2: Encourage lot consolidations to allow for meaningful commercial development of property fronting University Avenue west of Chicago Avenue.

Policy C3: Encourage rehabilitation and redevelopment of properties along University Avenue.

Specific Actions C3.1: Expand the Central Industrial Redevelopment Project to include the entire University Avenue corridor between the Riverside and Escondido Freeways or create a new redevelopment project area for this portion of University Avenue.

C3.2: Expand the City's Commercial Revitalization Program to include the portion of University Avenue between the Riverside and Escondido Freeways.

C3.3: Explore utilization of assessment districts, Community Development Block Grants and industrial development bonds to fund rehabilitation efforts.

Policy C4: Encourage sign programs which will contribute to the high quality image proposed to be projected through future development and redevelopment along University Avenue.

Specific Actions C4.1: The City should work with University Avenue property owners to develop a low profile sign program unique to University Avenue, including common sign elements.

C4.2: Consider establishing sign amortization provisions for signs that are not consistent with the sign program developed pursuant to Specific Action C4.1.

Policy C5: Creation of a continuous uniform streetscape along University Avenue.

Specific Action C5.1: Implementation of a streetscape plan for University Avenue encompassing uniform standards for graphics, hardscape and landscape and including a street tree plan providing for alternate plantings of palm and evergreen shade trees. Many of these concepts are included in Guidelines for: A University Avenue Streetscape Plan.

NEIGHBORHOOD COMMERCIAL FACILITIES

Objective D: To provide for a modern neighborhood shopping center in the portion of the community generally north of UCR and east of the Escondido Freeway.

Policy D1: Encourage the development of a neighborhood shopping complex at the northeast corner of Blaine Street and Iowa Avenue.

Specific Action D1.1: Amend the General Plan by designating the northeast corner of Blaine Street and Iowa Avenue for a Neighborhood Shopping Center to be implemented with the C-1 - Neighborhood Shopping Center Zone.

Policy D2: Encourage upgrading of the K-Mart center on the west side of Iowa Avenue at Blaine Street, particularly with regard to facade and landscaping treatment.

MOUNT VERNON BOWL

Objective E: To preserve those existing rural lifestyles within the University Community by recognizing topographical constraints to conventional urban development.

Policy E1: Retain rural lifestyles in the Mount Vernon Bowl area.

Specific Actions E1.1: Amend the General Plan by designating the Mount Vernon Bowl area for Very Low Density Residential - B uses (average 1 dwelling unit per 2 acres) as illustrated on Figure 2.

E1.2: Initiate the necessary public hearings to consider placing the entire Mount Vernon Bowl area in the RC - Residential Conservation Zone.

E1.3: The City should work with the County of Riverside and other affected property owners to establish a bridal path linkage between the Mount Vernon Bowl and Box Springs Mountain Regional Park.

Policy E2: Encourage clustering of development on flatter portions of properties within the Mount Vernon Bowl so as to minimize grading impacts on the highly visible and sensitive hillsides in this area.

Policy E3: To provide for safe vehicular circulation within the Mount Vernon Bowl.

Specific Action E3.1: The Public Works Department is requested to meet with Mount Vernon Bowl residents to resolve specific traffic safety concerns related to the portion of Mount Vernon Avenue north of Blaine Street.

BOX SPRINGS MOUNTAIN REGIONAL PARK

Objective F: To preserve Box Springs Mountain Regional Park as an open space resource for future generations.

Policy F1: Encourage Riverside County to acquire those lands identified for future acquisition for Box Springs Mountain Regional Park in order to maximize open space preservation.

Policy F2: Encourage Riverside County to carefully review development proposals for Open Space designated areas adjacent to the Box Springs Mountain Regional Park. Such development should be sensitive to the natural terrain and compatible with the very low density residential uses in the Mount Vernon Bowl area.

Specific Actions F2.1: Amend the City's General Plan Land Use Element by redesignating the area between the east city limits and the present Open Space designation from Low Density Residential to Open Space (see Item L, Figure 2). This redesignation will provide guidance to City personnel when commenting on proposed County land use actions within the City's Sphere of Influence.

F2.2: The City should work with the County of Riverside and other affected property owners to establish a bridal path linkage between the Mount Vernon Bowl and Box Springs Mountain Regional Park.

APPENDIX G

HAZARDOUS WASTE

HAZARDOUS WASTE MANAGEMENT PLAN

THE PURPOSE

Hazardous waste management is a state-wide concern that requires the participation of each regional and local jurisdiction. This Plan is intended to be the county with its primary planning document for hazardous waste management. The Plan is intended to assess and accommodate needs for hazardous waste programs and facilities through the year 2000.

GOALS, OBJECTIVES, AND POLICIES

A. GOALS OF THE PLAN

The goals of the Hazardous Waste Management Plan are:

1. To provide the public, industry, and all levels of government with the information needed to rationally manage the hazardous waste generated in Riverside County.
2. To ensure that the generation of hazardous waste in the county is reduced to the maximum possible extent.
3. To provide facility siting criteria for hazardous waste facilities that will effectively protect the residents and environment of the county.
4. To assess siting capacity appropriate to meet single and multi-county needs, while also acknowledging responsibility to meet a portion of overall regional and state-wide capacity needs.

B. OBJECTIVES OF THE PLAN

The objectives of the Plan are:

1. To establish an effective county hazardous waste minimization program that will assist the generators of the county in meeting the ban on land disposal of untreated hazardous wastes by 1990.
2. To develop an efficient system for obtaining and managing hazardous materials and hazardous waste information.
3. To achieve community involvement in all aspects of the hazardous waste planning and facility siting process.
4. To ensure that hazardous waste treatment, storage, or disposal facilities are sited in areas that present the lowest possible threat to the health, safety, and welfare of county residents and the environment.

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2. To develop an efficient system for obtaining and managing hazardous materials and hazardous waste information.
3. To achieve community involvement in all aspects of the hazardous waste planning and facility siting process.
4. To ensure that hazardous waste treatment, storage, or disposal facilities are sited in areas that present the lowest possible threat to the health, safety, and welfare of county residents and the environment.

5. To ensure that development which occurs in the vicinity of hazardous waste facilities is compatible with those facilities.
6. To ensure that all applications for hazardous waste facilities in the county are reviewed in a consistent manner and to the same standards.
7. To ensure the proper handling, storage, and disposal of hazardous materials and wastes through a comprehensive program of education, assistance, inspection, and enforcement.
8. to develop and foster cooperative informational, assistance, and enforcement efforts between federal, state, and local agencies that have regulatory responsibilities for the handling, disposal, and cleanup of hazardous materials and wastes.
9. To provide for safe and efficient hazardous materials emergency response capability.
10. To provide for proper disposal of household hazardous waste.

C. POLICIES

The policies of the Plan, and the County of Riverside, are:

1. To comply with federal and state laws pertaining to the management of hazardous wastes and materials.
2. To ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County.
3. To coordinate hazardous waste facility responsibilities on a regional basis through the Southern California Hazardous Waste Management Authority (SCHWMA).
4. To encourage and promote the programs, practices, and recommendations contained in the County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.

SPECIFIC SITING CRITERIA

ISSUE - PROTECT THE RESIDENTS OF RIVERSIDE COUNTY

A. FACTOR - PROXIMITY TO POPULATION:

Definition: Proximity to population is defined as the distance from the active portion of the facility to one or more dwellings used by one or more persons as a permanent place of residence or to structures inhabited by persons temporarily for purposes of work or other daily activity.

Criteria: Facilities shall be sited in a manner that protects the health, safety and quality of life of nearby residents.

Residual Repositories and Incinerators: Minimum distance between all residences, permanent and temporary, and the active portion of a residual repository site and from hazardous waste incinerators shall be 2,000 feet unless a risk assessment indicates that a greater distance is required to protect public health and safety.

All Other Facilities: A risk assessment shall be made when permitting a facility. This should consider the physical and chemical characteristics of the specific types of wastes to be handled, the design features of the facility, and any need for buffering residential areas or other sensitive areas from adverse emissions from a proposed facility.

B. FACTOR - PROXIMITY TO IMMOBILE POPULATIONS:

Definition: Proximity to immobile populations is defined as the distance from the active portion of the facility to areas where persons who cannot or should not be moved are located. Immobile populations include, but are not limited to, schools, hospitals, convalescent homes, prisons and facilities for the mentally ill.

Criteria: A risk assessment, performed at the time of permitting, shall be used to determine the need for buffer zone between the facility and immobile populations. This risk assessment will consider the physical and chemical characteristics of the specific types of wastes which will be handled, the design features of the facility, and its proximity to immobile populations.

C. FACTOR - CAPABILITY OF EMERGENCY SERVICES:

Definition: A facility shall be designed, located and equipped for effective emergency response from local, county and on-site emergency services to protect facility workers and nearby residents in the event of a hazardous materials accident.

Criteria: All hazardous waste facilities should be served by fire departments trained to deal with hazardous materials accidents and where response times meet or exceed national Fire Prevention Association (NFPA) standards.

ISSUE - ENSURE THE STRUCTURAL STABILITY OF THE FACILITY

A. FACTOR - FLOOD HAZARD AREAS:

Definition: Flood hazard areas are defined as areas which are prone to inundation by floods having a 100-year return period and by flash floods and debris flows resulting from major storm events. This includes areas subject to flooding by dam or levee failure and natural causes, such as river flooding, rainfall or snowmelt, seiches and coastal flooding. These areas can be determined by checking the Federal Emergency Management Agency (FEMA) Flood Insurance Maps or with the Riverside County Planning Department.

Criteria: A hazardous waste facility shall be sited, designed, constructed, operated and maintained to prevent inundation.

Residual Repositories: The State of California prohibits the siting of residual repositories in areas subject to FEMA 100-year flooding events, flash floods, debris flows, seiches or storm surges (Code of Federal Regulations (CFR), Title 40, Section 264.18(b), and California Code of Regulations (CCR), Title 23, Section 2351 (2)(c).

All Other Facilities: Facilities should avoid locating in flood plains or areas subject to flash floods and debris flows unless they are designed, constructed, operated and maintain to prevent inundation. Facilities may be built in areas subject to 100-year flooding if protected by engineered solutions, such as berms, raising above flood levels, etc.

B. FACTOR - PROXIMITY TO ACTIVE OR POTENTIALLY ACTIVE FAULTS:

Definition: An active fault is defined as a fault along which surface displacement has occurred in Holocene time (about the last 11,000 years) and is associated with one or more of the following:

- A recorded earthquake with surface rupture;
- Fault creep slippage; or
- Displaced or off-set, near-surface natural deposits of Holocene age.

A potentially active fault is defined as a fault showing evidence of surface displacement during Pleistocene time (from the last 11,000 years to about the last 2 to 3 million years) and is characterized by the following:

- Considerable length, e.g., over 30 miles;
- Association with an alignment of numerous earthquake epicenters;
- Continuity with faults having historic displacement;
- Known to displace or off-set formations of Pleistocene age;
- Association with youthful major mountain scarps or ranges; and
- Correlation with strong geophysical anomalies known to displace formations of Pleistocene age.

Criteria: Facilities are required to have a consistent setback from a known active fault [California Code of Regulations, Title 23, Section 2531 (d)].

Justification: The stability of a facility, a major concern for permanent facilities or facilities storing liquids, is related to the potential for movement of the earth along fault zones.

C. FACTOR - SLOPE STABILITY:

Definition: Slope stability refers to the long-term ability of a natural or man-made slope in the earth's surface to maintain its configuration, resisting the effects of erosion or landslide.

Criteria: The containment of hazardous wastes shall be ensured by siting facilities in areas not affected by potential slope failures. No facility shall be sited in an area of slope instability or where it may be affected by slope-related movements, unless these hazards are eliminated by engineering design.

Justification: Slope failure could cause the loss of integrity of any facility containment structure.

D. FACTOR - SUBSIDENCE:

Definition: Subsidence is the differential lowering of the earth's surface due to tectonic activity, dewatering of sediments, application of water to soils of low moisture content, and pressure decline in artesian aquifers or oil and gas production zones.

Criteria: Hazardous waste handling and containment structures shall be protected from damage due to subsidence. No hazardous waste facility shall be sited in an area of potential subsidence unless structural stability can be ensured by engineering design and construction.

Justification: Subsidence could cause loss of integrity of any facility containment structure.

E. FACTOR - LIQUEFACTION:

Definition: Liquefaction is defined as a temporary fluid condition in water-saturated, loose, sandy soil caused by shock, such as an earthquake. It can cause serious soil settlement, slumping or failure of structure foundations.

Criteria: the containment of hazardous wastes shall be ensured by siting facilities in areas not subject to potential liquefaction. No facility may be sited within a County Liquefaction Hazard Area unless an engineering, geologic or geotechnical investigation determines that liquefaction is not likely to occur at the site.

Justification: Liquefaction could cause loss of integrity of any facility containment structure.

F. FACTOR - DAM FAILURE INUNDATION AREAS:

Definition: Dam failure inundation areas are defined as areas immediately adjacent to a river or stream below an embankment, levee or dam, which would be inundated by the flow of water from the impoundment created by the dam/levee if the dam/levee were to fail.

Criteria: All facilities are prohibited in areas of dam failure inundation.

Justification: Dam failure can result in immediate destruction of a facility, spreading the hazardous materials throughout the path of flow. Southern California has seen the failure of the St. Francis Dam

and the Baldwin Dam, and the near failure of the Van Norman Reservoir. There and other recent failures of large U.S. dams illustrate the potential destruction to natural and man-made features in the dam reach. Dam impoundments have the potential to create a flood hazard which would have the same or worse effects as those associated with flood hazard areas.

Dam owners in California are required by the State Office of Emergency Services to prepare and submit dam failure inundation maps to local jurisdictions for use in local land use planning activities. The specific areas affected by this criteria in Riverside County are very small.

ISSUE - PROTECT SURFACE WATER QUALITY

A. FACTOR - AQUEDUCTS AND RESERVOIRS:

Definition: Aqueducts are defined as conduits for conveying water supplies. Reservoirs are defined as impoundments for containing water supplies. the major aqueducts and reservoirs in Riverside County contain drinking water.

Criteria: Facility design shall meet state and federal standards for containment structures and monitoring systems to ensure that surface water supplies shall be protected from contamination due to spills or leakage from a hazardous waste facility.

B. FACTOR - DISCHARGE OF TREATED EFFLUENT:

Definition: Treated effluent is treated waste water discharged from a facility which treats the waste water to reduce its relative hazard to the public health and the environment.

Criteria: Hazardous waste facilities generating waste water shall ensure that such waste waters are treated and handled in a manner that does not pose a threat to public health or the environment. Such facilities shall be located in areas with available and adequate sewage treatment capacity or where other permitted discharge options exist.

Justification: The quality of water must be protected from contamination by hazardous materials. Treated waste water (effluent) must be handled in ways that minimize the potential for contact with water of the State. Options for disposal of effluent, other than permitted discharge to a sanitary sewer, which are permitted by the Regional Water Quality Control Boards, will protect surface and ground water quality.

ISSUE - PROTECT GROUND WATER QUALITY

A. FACTOR - PROXIMITY TO SUPPLY WELLS

Definition: Proximity to supply wells is defined as the distance to areas used for extraction of ground water for drinking water supplies by production wells.

Criteria:

Residual Repositories: Residual repositories shall not be sited overlying the area potentially influenced by a pumping well. Greater setback requirements may be imposed based upon the findings of properly prepared environmental studies and assessments. These facilities are preferred where the saturated zone predominantly contains nonpotable water without any immediate withdrawals for public water supply.

All Other Facilities: Facilities are to be located outside the cone of depression created by a pumping well or well field, unless an effective hydrogeologic barrier to flow exists.

Justification: Areas that overlay or are immediately adjacent to wells or well fields may be extremely susceptible to contamination due to increased gradients and velocities caused by the extraction of large volumes of water. The facility monitoring program may not be capable of identifying a water quality threat in sufficient time to preclude water supply contamination. An increased risk is associated with locating hazardous waste facilities in near proximity to production wells due to the potential danger of contaminated water being consumed by customers. The guidelines for evaluating the potential threat to area ground water from facilities, prepared by the State Water Resources Control Board, require evaluations of all potable supply wells within one mile of the facility.

B. FACTOR - DEPTH TO GROUND WATER:

Definition: "Ground water" refers to the water below the land surface in a zone of saturation >

Criteria:

Residual Repositories: Residual repositories shall be located where natural geologic features provide a natural barrier that prevents contamination of vital ground water resources by waste and leachate [CCR, Title 23, Subchapter 15, Section 2531(a)] and which meet the siting requirements of the state Water Resources Control Board (SWRCB).

All Other Facilities: Facilities shall be located where natural geologic features prevent the contamination of ground water unless the engineering design and construction of the facility and containment structures are capable of preventing significant adverse impacts to the ground water.

C. FACTOR - LEAK DETECTION MONITORING:

Definitions: The protection of the County's ground water shall be ensured by a leak detection program designed to detect waste constituents, which may escape hazardous waste facilities, before they reach ground water.

Criteria: All facilities shall meet monitoring program requirements described in CCR, Title 23, Subchapter 15, including unsaturated zone monitoring requirements. All facilities shall submit a plan which demonstrates that the proposed facility meets all federal, state and local requirements for secondary containment and unsaturated zone and ground water monitoring. Containment structures having physical access to all outside surfaces may be visually monitored on a daily basis, in lieu of

other monitoring methods. In addition, an evaluation of the potential effectiveness of the proposed leak detection system shall be incorporated into the permit review process.

D. FACTOR - MAJOR AQUIFER RECHARGE AREAS:

Definition: "Aquifer" means a geologic formation, group of formations, or part of a formation capable of yielding a significant amount of ground water to wells or springs (CCR, Title 22, Section 66011.1).

Criteria:

Residual Repositories: Residual repositories should be prohibited within areas known or suspected to be supplying principle recharge to a regional aquifer, as defined in adopted local, regional or state general plans.

All Other Facilities: All other hazardous waste facilities should not be located in major recharge areas. These facilities shall only be permitted in these areas if facilities provide properly engineered spill containment protection controls. Facilities should not be sited where permeable strata and soils overlie a major recharge area.

E. FACTOR - GEOLOGIC SETTING:

Definition: Geologic setting indicates the topography, stratigraphy, and structural geology of the area, including the engineering properties of the natural materials.

Criteria:

Residual Repositories: Residual repositories shall be located in areas where underlying geology provides protection from the migration of hazardous wastes and meets the requirements of the SWRCB [pursuant to CCR, Title 23, Subchapter 15, Section 2531 (b)(1)].

All Other Facilities: Other hazardous waste facilities may be sited in areas where natural geologic conditions do not meet the above criteria if adequate engineering features, such as spill containment and monitoring and inspection measures, are included in the project design and construction.

ISSUE - PROTECT AIR QUALITY

A. FACTOR - NON-ATTAINMENT AREAS:

Definition: Non-attainment areas are defined as areas in which the level of one or more of the criteria pollutants (total suspended particulates, ozone, oxides of sulfur and nitrogen, and carbon monoxide) exceeds the National Ambient Air Quality Standards (NAAQS) and which have not achieved standards set by the Federal Clean Air Act.

Criteria: Siting should not be precluded from these areas unless a risk assessment performed as part of the permit process, considering the physical and chemical characteristics of the specific types of

wastes that will be handled and design features of the facility, show that emissions will not significantly contribute to non-attainment of standards and that such emissions can be mitigated or that the emissions from such facilities are significantly less than those associated with transportation of hazardous waste out of this area.

B. FACTOR - PREVENTION OF SIGNIFICANT DETERIORATION AREAS:

Definition: Prevention of significant deterioration (PSI) areas are defined as areas in attainment of the National Ambient Air Quality Standards (NAAQS) for one or more criteria pollutants. The State Department of Health Services defines the PSD areas as areas which are in attainment for all criteria pollutants. PSD areas are divided into three classes: class I, which includes international parks, national wilderness areas exceeding 5,000 acres, national memorial parks exceeding 5,000 acres, national parks exceeding 6,000 acres and other areas approved by the EPA administrator, and class II, which includes all other areas, except for a few areas which are classified as class III areas due to economic growth restrictions of the class II classification.

Criteria:

Transfer and Storage Facilities: These facilities could be permitted in PSD areas if they are also necessary to handle potentially hazardous wastes generated by the operation of recreational or cultural facilities which are in the PSD zone.

All Other Facilities: Unless a risk assessment for a specific proposed facility shows that air emissions cannot be adequately mitigated, other facilities can be established in PSD areas. These facilities, however, may not be located near or within national parks, wilderness and memorial areas, and other similarly dedicated areas.

ISSUE - PROTECT ENVIRONMENTALLY SENSITIVE AREAS

A. FACTOR - WETLANDS:

Definition: Wetlands are defined as areas such as salt water, fresh water and brackish swamps, marshes or bogs which are inundated by surface or ground water with a frequency to support, under normal circumstances, a prevalence of vegetative or aquatic life that requires saturated or seasonally-saturated soil conditions for growth and reproduction, as defined in local, regional and state general plans.

Criteria: All facilities are prohibited from siting in areas classified by the County as wetlands.

B. FACTOR - PROXIMITY TO HABITATS OF THREATENED AND ENDANGERED SPECIES:

Definition: Habitats of threatened and endangered species are defined as areas known to be inhabited permanently or seasonally, or known to be critical at any stage in the life cycle of any species of wild life or vegetation identified or being considered for identification by the U.S. Department of Interior or the State of California as "ENDANGERED" or "THREATENED."

Criteria: No facility shall be site in an area known to be a habitat of a threatened or endangered species.

C. FACTOR - AGRICULTURAL LANDS:

Definition: Prime agricultural lands are defined by the State as lands with the best combination of physical and chemical features for the production of agricultural crops.

Criteria: A hazardous waste facility should avoid locating in areas used for prime agricultural lands. When siting hazardous waste management facilities in these areas, overriding public service needs to be demonstrated.

D. FACTOR - NATURAL RECREATIONAL, CULTURAL, AND AESTHETIC RESOURCES:

Definition: Recreational, natural, cultural and aesthetic resources are defined as public and private lands having local, regional, state or national significance, value or importance. Cultural areas include historic preservation, Indian reservations, or other areas of significant cultural interest.

Aesthetic areas are those with scenic designation in the state or local adopted general plans. These lands include national, state, regional, county or local parks and recreation areas, historic resources, wild and scenic rivers, scenic highways, ecological reserves, and public and private preservation areas.

Criteria: Only low-volume transfer and storage facilities should be permitted in these areas if they are necessary to handle hazardous wastes generated by the operation of recreational and cultural facilities.

E. FACTOR - FEDERAL, STATE AND LOCAL LANDS:

Definition: Federal, state and local lands are defined as lands owned by local, state, or federal agencies. Military installations are considered to be federally-owned lands. Also included in this category are Indian lands.

Criteria: The siting of facilities on or near lands used for public facilities or military installations is discouraged. Proximity to these facilities will be determined by a risk assessment conducted at the time of permitting.

F. FACTOR - AREAS OF POTENTIAL MINERAL DEPOSITS:

Definition: Areas of potential mineral deposits are defined as locations where deposits of mineral resources occur which maybe suitable for commercial development or may have some outstanding scientific significance.

Criteria: No facilities should be sited so as to preclude extraction of minerals necessary to sustain the economy of the state.

ISSUE - ENSURE SAFE TRANSPORTATION OF HAZARDOUS WASTE

A. FACTOR - PROXIMITY TO AREAS OF WASTE GENERATION:

Definition: Proximity to areas of waste generation is defined as travel time from the major market areas of waste generation to the proposed facility.

Criteria:

Residual Repositories: Residual repositories may be located more distant from waste generation sources than other facilities because of their need for larger land areas.

All Other Facilities: Other hazardous waste facilities should be located close to waste generation sources to minimize the risks of transportation.

B. FACTOR - DISTANCE FROM MAJOR ROUTE:

Definition: Distance from a major route is defined as the distance along a minor route (city street, boulevard or undivided highway) that a truck must travel to reach the facility after leaving the major route (street or interstate divided highway).

Criteria: All facilities should be located adjacent to exits from state and interstate highways or along county-approved routes for heavy truck traffic. Waste transport should be avoided along roads not intended for heavy truck traffic. All facilities should be sited to minimize waste transport along minor routes.

C. FACTOR - MINOR ROUTES:

Definition: Minor routes are defined as those routes, other than major streets, divided interstate highways and freeways. These can include city, residential and rural streets, boulevards and undivided highways.

Criteria: All facilities should be sited to minimize noise, congestion, and disruption of daily activities for nonindustrial land use along minor routes used for transporting hazardous wastes. In addition, activities should be sited so that any minor routes used avoid nonindustrial structures.

D. FACTORS - HIGHWAY ACCIDENT RATE:

Definition: The highway accident rate is defined as the occurrence of minor to fatal accidents per vehicle miles traveled as recorded by the California Department of Transportation.

Criteria: All facilities should be located to minimize the potential for waste transporter accidents along access roads. All facilities should have access by routes with low to moderate average annual daily traffic and accident rates, as determined by research and findings of state, regional, county and city transportation authorities.

E. FACTOR - ACCESS ROADS - LEVEL OF SERVICE RATING

Definition: The level of service rating for access roads is defined as a measure of the degree of traffic congestion on a roadway, based on an analysis of existing or projected traffic volumes in relation to maximum roadway design capacity. Level of service ratings vary between Level A (nearly unencumbered flow) to Level F (almost complete stand still or "gridlock" situation).

Criteria: The current Level of Service Rating along hazardous waste transport routes should be maintained. Hazardous waste transport traffic should maintain a Level of Service Rating between A to C. Levels of Service Ratings of D may be acceptable if approved by the County Road Commissioner, County Fire Department and the County Health Department. A traffic study shall be required for all facilities.

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